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Warranty Deed In Trust

THE GRANTORS, Joseph D. Irizarry and Alice J. Irizarry, in their own right as a married couple, of 8041 W 44th Court, Lyons, IL 60534 County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and Other Valuable Consideration in hand paid, conveys and warrants to Joseph D.

Irizarry as Trustee, and Alice J. Irizarry, as Trustee, of the Irizarry Family Revocable Trust created on September 18, 2023, and all and every Successor Trustee or Trustees, as tenants by the entirety in the following described Real Estate, to-wit:

Lots 176 and 177 in E.A. Cummings Subdivision of the South 30 Acres (except the South 99 feet of the East 220 feet thereof) of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, IL

Subject to: general real estate taxes not due and payable, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Commonly known as: 8041 W 44th Court, Lyons, IL 60534
PIN: 18-02-408-021-0000

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustees or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly



2326834030

Doc# 2326834030 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/25/2023 12:09 PM PG: 1 OF 3

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authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Dated: September 18, 2023

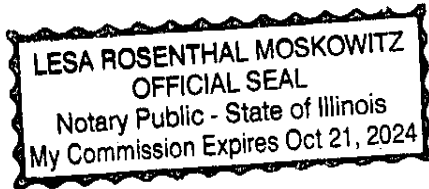
Joseph D. Irizarry
Joseph D. Irizarry

Alice J. Irizarry
Alice J. Irizarry

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Lesa Rosenthal Moskowitz, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that Joseph D. Irizarry and Alice J. Irizarry, as a married couple in their own right, personally known to me to be the persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 18th day of September, 2023.



Lesa Rosenthal Moskowitz
Notary Public

Prepared by:
Rosenthal Moskowitz, LLC
1220 Birks Court
LaGrange, IL 60525

Mail Recorded Deed to:
Joseph D. Irizarry - Trustee
Alice J. Irizarry - Trustee
8041 W. 44th Court
Lyons, IL 60534

Send Subsequent Tax Bills to:
Joseph D. Irizarry & Alice J. Irizarry Trustees
8041 W. 44th Court
Lyons, IL 60534

REAL ESTATE TRANSFER TAX

25-Sep-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

18-02-408-021-0000

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

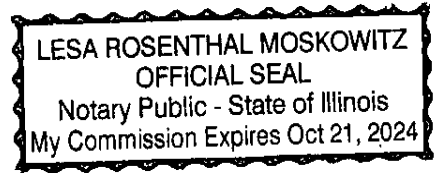
Dated: September 18, 2023

Signature: Joseph D. Hinzary
Grantor/Agent

Signature: Alice G. Hinzary
Grantor/Agent

Subscribed and sworn to before me on September 18, 2023.

Notary Public Lesia Rosenthal Moskowitz



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: September 18, 2023

Signature: Joseph D. Hinzary
Grantee - Trustee/Agent

Signature: Alice G. Hinzary
Grantee - Trustee/Agent

Subscribed and sworn to before me on September 18, 2023.

Notary Public Lesia Rosenthal Moskowitz

