

UNOFFICIAL COPY

Doc#: 2327710057 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2023 10:08 AM Pg: 1 of 4

Dec ID 20231001641412

WARRANTY DEED IN TRUST

THE GRANTORS, PAUL ZOLNIERCZYK AND ERICA ZOLNIERCZYK, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY,

of the Village of Orland Park, County of COOK, State of ILLINOIS, for and in consideration of Ten and no/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the grantee(s), an UNDIVIDED ONE-HALF (1/2) INTEREST TO PAUL ZOLNIERCZYK, TRUSTEE OF THE PAUL ZOLNIERCZYK LIVING TRUST DATED SEPTEMBER 29, 2023, and the REMAINING UNDIVIDED ONE-HALF (1/2) INTEREST TO ERICA ZOLNIERCZYK, TRUSTEE OF THE ERICA ZOLNIERCZYK LIVING TRUST DATED SEPTEMBER 29, 2023, all interest in the following described real estate in the County of COOK, State of ILLINOIS, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

See Legal Description

The premises commonly known as: 9852 W. 144th Place, Orland Park, IL 60462

Permanent Index Number (PIN): 27-09-211-026-0000

Exempt under provisions of Section 4, Paragraph (e) of the Real Estate Transfer Tax Act.

September 29, 2023

SIGNED:  



PAUL ZOLNIERCZYK

ERICA ZOLNIERCZYK

State of Illinois)
) ss.
County of Cook)

I, the undersigned, Notary Public, certify that Paul Zolnierczyk and Erica Zolnierczyk, proven to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on this 29th day of September, 2023, and acknowledged that she signed and delivered this instrument as her free and voluntary act, for the uses and purposes therein set forth.


Notary Public

OFFICIAL SEAL
ROGELIO E DELATORRE
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 05/22/2027

THIS DOCUMENT PREPARED BY:
AMY DELANEY, ESQ.
DDV LAW OFFICES, LTD.
14524 JOHN HUMPHREY DRIVE
ORLAND PARK, IL 60462


UNOFFICIAL COPY

PAGE 2 of 2

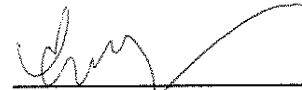
SUBJECT TO the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints a successor trustee, (2) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, and (3) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (4) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage, or lease said premises or otherwise act as stated in the written certification.

The Trustees, which term shall refer to the Trustees originally named or to any successor Trustee(s), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

IN WITNESS WHEREOF, the Grantor aforesaid has transferred and the Grantee has hereunto affixed signature on this 29th DAY of September 2023, AS PROOF OF ACCEPTANCE OF SAID PROPERTY:



PAUL ZOLNIERCZYK, TRUSTEE OF THE
PAUL ZOLNIERCZYK LIVING TRUST DATED
SEPTEMBER 29, 2023 AND ANY AMENDMENTS
THERETO



ERICA ZOLNIERCZYK, TRUSTEE OF THE
ERICA ZOLNIERCZYK LIVING TRUST
DATED SEPTEMBER 29, 2023 AND ANY
AMENDMENTS THEREO

State of Illinois)
) ss.
County of Cook)

I, the undersigned, Notary Public, certify PAUL ZOLNIERCZYK AND ERICA ZOLNIERCZYK, personally known to me to be the same person who signed the foregoing instrument, appeared before me on September 29, 2023, in person, and acknowledged that this instrument was signed and delivered as a free and voluntary act, for the uses and purposes therein set forth.



Notary Public, Employed by DDV Law, Ltd.



MAIL TO:

AMY DELANEY, ESQ.
DDV LAW LTD.
14524 JOHN HUMPHREY DRIVE
ORLAND PARK, IL 60462

SEND SUBSEQUENT TAX BILLS TO:

PAUL & ERICA ZOLNIERCZYK
9852 W. 144TH PLACE
ORLAND PARK, IL 60462

UNOFFICIAL COPY

LEGAL DESCRIPTION:

LOT 3 IN THE FINAL PLAT OF PEONY PLACE, BEING A SUBDIVISION OF LOTS THIRTY-SEVEN (37), FORTY-FOUR (44), FORTY-FIVE (45) AND FORTY-SIX (46) IN HUMPHREY'S SUBDIVISION OF THE NORTH FOUR HUNDRED AND FIFTY-FIVE (455) FEET OF THE NORTH THIRTY (30) ACRES OF THE SOUTH SIXTY (60) ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER (W 1/2 OF NE 1/4) OF SECTION NINE (9), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE TWELVE (12), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, LYING EAST OF THE WABASH, ST. LOUIS AND PACIFIC RAILROAD, ACCORDING TO THE PLAT OF SAID PEONY PLACE, IN COOK COUNTY, ILLINOIS.

The premises commonly known as: 9852 W. 144th Place, Orland Park, IL 60462

Permanent Index Number (PIN): 27-09-211-026-0000

MAIL TO:

AMY DELANEY, ESQ.
DDV LAW OFFICES, LTD.
14524 JOHN HUMPHREY DRIVE
ORLAND PARK, IL 60462

SEND SUBSEQUENT TAX BILLS TO:

PAUL & ERICA ZOLNIERCZYK
9852 W. 144TH PLACE
ORLAND PARK, IL 60462

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name or 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.

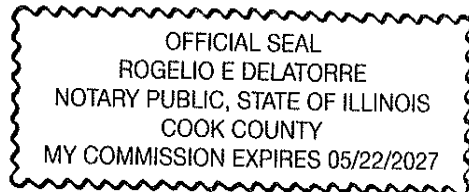
Dated September 29, 2023

Signature: *Paul Zolnierczyk*
Paul Zolnierczyk

Erica Zolnierczyk
Erica Zolnierczyk

SUBSCRIBED AND SWORN TO BEFORE ME:
This 29th day of September, 2023.

Rogelio E Delatorre
NOTARY PUBLIC



The grantees or their agent affirms that, to the best of their knowledge, the name or 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 29, 2023.

Signature: *Paul Zolnierczyk*
PAUL ZOLNIERCZYK, TRUSTEE OF
THE PAUL ZOLNIERCZYK LIVING
TRUST DATED SEPTEMBER 29, 2023

Erica Zolnierczyk
ERICA ZOLNIERCZYK, TRUSTEE OF
THE ERICA ZOLNIERCZYK LIVING
TRUST DATED SEPTEMBER 29, 2023

SUBSCRIBED AND SWORN TO BEFORE ME:
This 29th day of September 2023.

Rogelio E Delatorre
NOTARY PUBLIC



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to Deed to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]