

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc# 2327728024 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2023 12:16 PM PG: 1 OF 4

### ADDRESS OF GRANTEE AND SEND SUBSEQUENT TAX BILLS TO:

Edward and Michelle Okrzesik  
11548 S. Natchez Avenue  
Worth, IL 60482

THE GRANTORS, EDWARD P. OKRZESIK and MICHELLE A. OKRZESIK, a married couple of 11548 S. Natchez Avenue, Worth, Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, convey and warrant to Edward P. Okrzesik and Michelle A. Okrzesik, Co-Trustees of the Edward P. Okrzesik and Michelle A. Okrzesik Joint Tenancy Trust dated September 6, 2023, and all and every successor or successors in trust under said trust, not in Tenancy in Common and not in Joint Tenancy but as Tenants by the Entirety, the following described real estate in Cook County, Illinois:

LOT 100 IN C.J. WOOD'S RIDGEWOOD HOMES, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 3, 1954 AS DOCUMENT 1515551 AND CERTIFICATE OF CORRECTION FILES AS DOCUMENT 1531714.

Permanent Index Number: 24-19-408-021-0000

Commonly Known As: 11548 S. Natchez Avenue, Worth, Illinois 60482

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein in said agreement set forth not in Joint Tenancy but as Tenants by the Entirety.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to

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SC  
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vacate any subdivision or part thereof, and to subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about an easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust 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 this Indenture and in said Trust or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustees were duly authorized and empowered to execute and deliver every such deed, trust 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 have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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The grantors have set their hands and seals this 6th day of September, 2023.

Edward P. Okrzesik  
EDWARD P. OKRZESIK

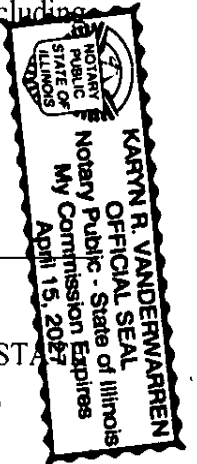
Michelle A. Okrzesik  
MICHELLE A. OKRZESIK

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

The undersigned, a Notary Public in and for the County and State, certifies that EDWARD P. OKRZESIK and MICHELLE A. OKRZESIK, personally known to me to be the same persons whose names have been subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of September, 2023.

Karyn R. Vanderwarren  
NOTARY PUBLIC



EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE  
TRANSFER TAX ACT.

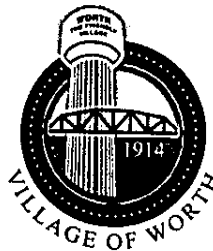
9-6-2023  
DATE

Michelle A. Okrzesik  
REPRESENTATIVE/TRANSFEROR

PREPARED BY AND MAIL TO:  
Karyn R. Vanderwarren  
120 E. Ogden Avenue, Suite 122  
Hinsdale, Illinois 60521

REAL ESTATE TRANSFER TAX		04-Oct-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

24-19-408-021-0000 | 20230801606731 | 1-932-256-208



Village of Worth  
Cook County, IL  
All Fines Paid in Full

24-19-408-021-0000  
9/19/2023

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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 6, 2023

Signature: Edward P. Chyzak  
Grantor

Subscribed and sworn to before me by the said Grantor this 6<sup>th</sup> day of September, 2023.



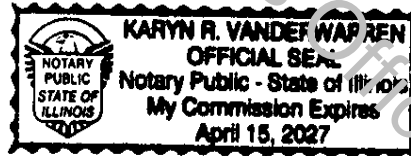
Notary Public [Signature]

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 in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: September 6, 2023

Signature: Edward P. Chyzak  
Grantee

Subscribed and sworn to before me by the said Grantee this 6<sup>th</sup> day of September, 2023.



Notary Public [Signature]

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