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PREPARED BY:

Michael T. Huguelet, PC
10723 West 159th Street
Orland Park, IL 60467

Doc#: 2330312148 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/30/2023 02:09 PM Pg: 1 of 4

MAIL TAX BILL TO:

Ana I. Cruz, Trustee
8845 Briarwood Lane
Orland Park, IL 60462

Dec ID 20231001661011

MAIL RECORDED DEED TO:

Michael T. Huguelet, PC
10723 West 159th Street
Orland Park, IL 60467

DEED IN TRUST


THE GRANTOR, Ana I. Cruz, a single woman, of the Village of Orland Park, County of Cook, State of Illinois, for and in consideration of Ten and no/100th Dollars, (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Ana I. Cruz, or her successors, as Trustee under the Ana I. Cruz Living Trust dated October 25, 2023, and any amendments thereto, GRANTEE, of 8845 Briarwood Lane, Orland Park, IL 60462, the following described real estate in Cook County, Illinois:

LOT 48 IN ORLAND ON THE GREEN, UNIT NO. 1, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 8845 Briarwood Lane, Orland Park, IL 60462
PIN: 23-34-403-010-0000

SUBJECT TO: (a) general taxes not due yet and payable; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; and (e) public roads and highways, if any.

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF SUB-PARAGRAPH (e) OF THE REAL ESTATE TRANSFER TAX ACT (S.H.A. 35 ILCS 200/31-45e).

SIGNED: 
Christopher S. Fowler

DATED: 10/25/2023

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 any terms and for any period

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or periods of time, not exceeding in the case of any single lease the term of 199 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 or easement appurtenant to the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by 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 this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was 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 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, her, or their predecessor in trust.

The GRANTOR hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The GRANTOR has signed this deed on October 25, 2023.

Ana I. Cruz

Ana I. Cruz

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that Ana I. Cruz, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: October 25, 2023.

Pamela C. Ferchau

Notary Public



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ACCEPTANCE BY TRUSTEE

By and through my execution hereof, I as trustee of the Ana I. Cruz Living Trust dated October 25, 2023, do hereby accept the foregoing conveyance.

Ana I. Cruz Living Trust dated October 25, 2023

By: Ana I. Cruz
Ana I. Cruz, Trustee

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that Ana I. Cruz, as trustee of the Ana I. Cruz Living Trust, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Dated: October 25, 2023

Pamela C. Ferchau
Notary Public



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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: October 25, 2023

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 25th day of October, 2023.



Pamela C. Ferchau
Notary Public

The grantee 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: October 25, 2023

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 25th day of October, 2023.



Pamela C. Ferchau
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 or Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).