

UNOFFICIAL COPY

Doc#: 2331341244 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2023 03:04 PM Pg: 1 of 4

**WARRANTY DEED IN TRUST /
(Quit Claim) /**

Dec ID 20231001661933
ST/CO Stamp 1-868-781-520

THIS INDENTURE WITNESSETH, that the Grantor, Jennifer Simon, a single person, 17210 Olcott Avenue, Tinley Park, IL 60477, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, conveys and warrants unto Jennifer T. Simon, not individually, but as trustee of The Jennifer T. Simon Living Trust, dated August 8, 2023, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys, and to vacate any subdivision or part thereof, and to re-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 the 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 praesenti or futuro, and upon any 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 or 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 consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways specified, at any time or times hereafter.

In no case shall any party dealing with said 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 said trustee, 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 trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust 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 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 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 indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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 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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And 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.

In Witness Whereof, the grantor aforesaid has hereunder set her hand and seal this 21st day of October, 2023.

Jenny Simon
Jennifer Simon

State of Illinois)
County of DuPage) ss:

I, Alexandra Carapia, a Notary Public in and for said County, in the state aforesaid, do hereby certify that

Jennifer Simon

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of October, 2023.

Alexandra Carapia
(Notary Public)



THIS INSTRUMENT PREPARED BY: RICHARD A. BROM, Esq., P.O. Box 4202, Lisle, Illinois 60552-7202.

**EXEMPT UNDER PROVISIONS OF PARAGRAPH D
SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW**

DATE: 10/21/2023

Jenny Simon
Signature of Seller or Agent

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LEGAL DESCRIPTION

LOT 8 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S SOUTHLANDS UNIT 2, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 27-25-404-020-0000

Address of Real Estate: 17210 Olcott Ave., Tinley Park, IL 60477

After recording, mail to:

Executive and Estate Planners II LLC

621 Plainfield Road, Suite 409

Willowbrook, IL 60527

Grantee's Address &

Mail future tax bills to:

Jennifer T. Simon

17210 Olcott Avenue

Tinley Park, IL 60477

Property of Cook County Clerk's Office

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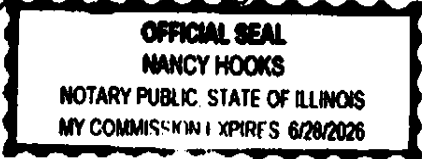
STATEMENT BY GRANTOR AND GRANTEE

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 10/21/2023

Signature: Jerry Simon
Grantor or Agent

Subscribed and sworn to before me by the said Jennifer Simon, dated 10/21/2023.



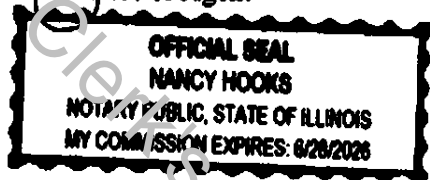
Notary Public Nancy Hooks

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 title to real estate under the laws of the State of Illinois.

Dated 10-21-2023

Signature: Jerry Simon
Grantee or Agent

Subscribed and sworn to before me by the said Jennifer Simon, dated 10/21/2023.



Notary Public Nancy Hooks

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.