

UNOFFICIAL COPY

Doc#: 2402606023 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/26/2024 09:26 AM Pg: 1 of 3

Dec ID 20240101618114
ST/CO Stamp 1-273-099-312

DEED INTO TRUST

THE GRANTORS, Michael G. Hvizd and Carri P. Hvizd, his Wife of the Village of Tinley Park, County of Cook, State of Illinois for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations in hand paid, CONVEYS and QUIT-CLAIMS to:

(This space is for Recorder's Use Only)

Michael G. Hvizd and Carri P. Hvizd of 17218 Cottage Court Tinley Park, Illinois 60487, as Co-Trustees under the provisions of a Trust Agreement known as the Michael G. Hvizd and Carri P. Hvizd Trust dated January 22, 2024

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

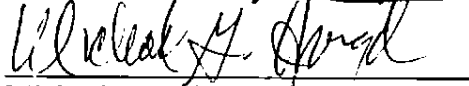
SEE NEXT PAGE FOR LEGAL DESCRIPTION


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address(es) of Real Estate: 17218 Cottage Court Tinley Park, Illinois 60487
Permanent Real Estate Index Number(s): 27-26-315-007-0000

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

DATED this 22nd day of January, 2024.


Michael G. Hvizd


Carri P. Hvizd


State of Illinois
County of Cook ss.

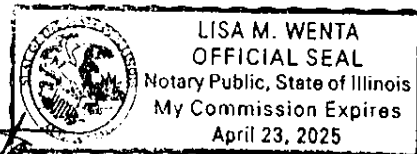
The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael G. Hvizd and Carri P. Hvizd personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 22nd day of January, 2024

Commission expires: 4/23/25


NOTARY PUBLIC



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LEGAL DESCRIPTION OF THE PREMISES COMMONLY KNOWN AS 17218 Cottage Court Tinley Park, Illinois 60487:



LOT 7 IN PHEASANT CHASE SUBDIVISION PHASE 1, BEING A SUBDIVISION OF THE PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

This Deed is Exempt from Real Estate Transfer Taxes pursuant to Section 31-45, Paragraph E of the Illinois Real Estate Transfer Law. 35 ILCS 200/31-45 (e).

Michael G. Hvizd Date 1-22-2024

Mail To/Send Tax Bill: Michael G. Hvizd
Carri P. Hvizd
17218 Cottage Court
Tinley Park, Illinois 60487

This Deed prepared by Michael J. Laird of Michael J. Laird & Associates, Ltd. 6537 West Archer Avenue Chicago, Illinois 60638

REAL ESTATE TRANSFER TAX		24-Jan-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
27-26-315-007-0000		20240101618114 1-273-099-312

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §65 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 11/22/24

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

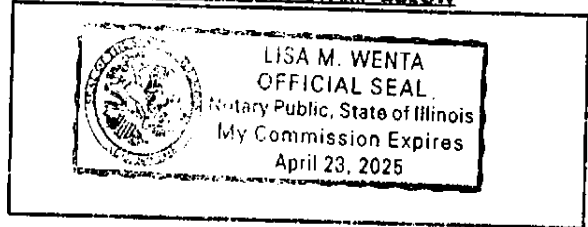
By the said (Name of Grantor): Michael G. Huiz

On this date of: 11/22/24

NOTARY SIGNATURE: [Signature]

Lisa M. Wenta

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 11/22/24

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

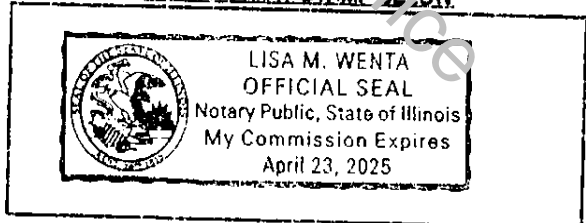
By the said (Name of Grantee): Cassi P. Huiz

On this date of: 11/22/24

NOTARY SIGNATURE: [Signature]

Lisa M. Wenta

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)