

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s) **DAVID ULRICH AND KIM ULRICH, HUSBAND AND WIFE**



Doc# 2405310006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2024 09:59 AM PG: 1 OF 3

of the County of COOK and State of ILLINOIS for and in consideration of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, **CONVEY AND WARRANT** unto the **MARQUETTE BANK**, an Illinois Banking Association, whose address is 9533 W. 143rd St., Orland Park, Illinois 60462, as Trustee under the provisions of a trust agreement dated the 22nd day of JANUARY, 2024 and known as Trust Number 31246 the following described Real Estate in the County of COOK and State of Illinois, to-wit:

LOT 11 IN BLOCK 2 IN V. KAREN J. PETERS, ADDITION TO RIDGELAND GARDENS IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1450983.

PROPERTY ADDRESS: 10737 Moody Avenue, Chicago Ridge, IL 60415

PERMANENT INDEX NUMBER: 24-17-301-020-0000

TO HAVE AND TO HOLD, the premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. See reverse side for terms and powers of trustee. And the said grantors hereby expressly waive and release 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 hereunto set his hand and seal this 4th day of February, 2024

David Ulrich
Signature: DAVID ULRICH

Kim Ulrich
Signature: KIM ULRICH

THIS IS NOT HOMESTEAD PROPERTY

STATE OF ILLINOIS

SS

COUNTY OF COOK

REAL ESTATE TRANSFER TAX		22-Feb-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
24-17-301-020-0000		20240201630070 0-642-929-200

I, the undersigned, a Notary Public, in and for said County in the State aforesaid do hereby certify that DAVID ULRICH AND KIM ULRICH, HUSBAND AND WIFE personally known to me to be the same person(s) whose name(s) 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.

Dated FEBRUARY 8, 2024

William J. Bryan
OFFICIAL SEAL
WILLIAM J BRYAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES. 02/28/2026
Notary Public

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TERMS AND CONDITIONS

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 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 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 praesenti or futuro, and upon any terms and period 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 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 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 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 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 a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, 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. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register for note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

AFTER RECORDING, PLEASE MAIL TO:
 Marquette Bank/Trust Department
 9533 W. 143rd Street
 Orland Park, Illinois 60462

Mail Real Estate Tax bills to: DAVID AND KIM ULRICH
1037 MOODY AVENUE
CHICAGO RIDGE, ILLINOIS 60415

NAME AND ADDRESS OF PREPARER:

WILLIAM J. BRYAN
 17926 DIXIE HIGHWAY
 HOMEWOOD, IL 60430
 (708) 957-2574
 WBRYANLAW@COMCAST.NET

COUNTY - ILLINOIS TRANSFER STAMPS

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

DATE: FEBRUARY 4, 2024

David Ulrich
 DAVID ULRICH

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

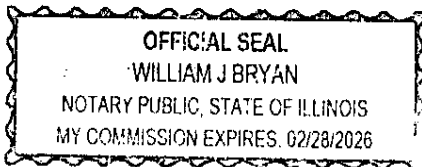
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold Title to real estate 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: JANUARY 8, 2024

SIGNATURE: *David Ulrich*
DAVID ULRICH

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID GRANTOR THIS 8TH
DAY OF JANUARY, 2024.

WJ Bryan
NOTARY PUBLIC



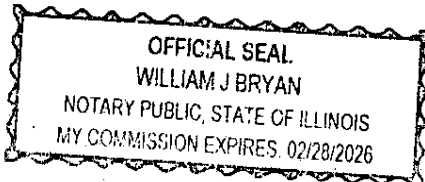
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold Title to real estate in Illinois, 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 law of the State of Illinois.

DATED: JANUARY 8, 2024

SIGNATURE: *Kim Ulrich*
KIM ULRICH

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID GRANTEE THIS 8TH
DAY OF JANUARY, 2024.

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