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Doc#: 2406611275 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/6/2024 12:00 AM Pg: 1 of 5

Dec ID 20240201641146

ST/Co Stamp 0-443-806-256 ST Tax \$0.00 CO Tax \$0.00

DEED IN TRUST

PREPARED BY AND MAIL TO:

Suellen Kelley-Bergerson
Attorney at Law
3502 W. 95th St.
Evergreen Park, IL 60805
773-429-1800

MAIL TAX BILL TO:

**KURT F. WERNER And
BARBARA E. WERNER, Trustees
10467 Santa Cruz Lane
Orland Park, IL 60467**

THIS INDENTURE WITNESSETH, that the Grantors, KURT F. WERNER and BARBARA E. WERNER, husband and wife, of 10467 Santa Cruz Lane, Orland Park, IL 60467, the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants an undivided 50% interest unto KURT F. WERNER as Trustee of the KURT F. WERNER Trust under trust agreement dated the 15th day of February, 2024 and an undivided 50% interest to BARBARA E. WERNER as Trustee of the BARBARA E. WERNER Trust under trust agreement dated the 27th of February, 2024, husband and wife, **as tenants by the entirety**, of 10467 Santa Cruz Lane, Orland Park, IL 60467, the following described real estate in the County of Cook and State of Illinois (hereinafter "Premises") to-wit:

LEGAL DESCRIPTION:

LOT 62 IN MISSION HILLS UNIT TWO, BEING A SUBLIVISION OF PART OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 32 AND PART OF THE SOUTH 10 ACRES OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 29, ALL IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 10467 Santa Cruz Lane, Orland Park, IL 60467

PERMANENT TAX NO. 27-32-206-001-0000

Subject to: General Real Estate Taxes for 2023 and subsequent years, building lines, easements, covenants, conditions and restrictions of record.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth:

Full power and authority is hereby granted to said trustee to improve, manage,

Fidelity National Title OC24003210

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protect and subdivide said Premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof and to re-subdivide said Premises as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said Premises, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time not exceeding 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 partition or to exchange said Premises, 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 said Premises and to deal with said Premises 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, to whom said Premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said Premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the Premises; the intention hereof being to vest in the said KURT F. WERNER AS TRUSTEE AND BARBARA E. WERNER AS TRUSTEE the entire legal and equitable title in fee, as tenants by the entirety, in and to all the Premises above described.

And the said 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 Grantors aforesaid have hereunto set their hands this 15 day of February, 2024.

Kurt F. Werner
KURT F. WERNER

Barbara E. Werner
BARBARA E. WERNER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

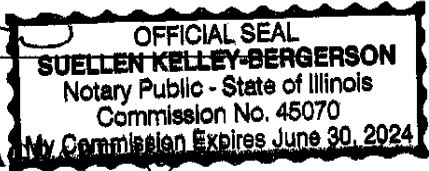
The undersigned, a notary public in and for said County and State, DO HEREBY

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CERTIFY that KURT F. WERNER and BARBARA E. WERNER, husband and wife, individually and as trustees are 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 acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15 day of February, 2024.

Suellen Kelley Bergerson
NOTARY PUBLIC



THIS DEED IS EXEMPT BY THE PROVISIONS OF PARAGRAPH 10-1.1 OF THE REAL ESTATE TRANSFER TAX ACT.

Kurt F. Werner
KURT F. WERNER
February 15, 2024

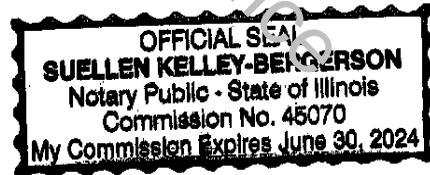
Barbara E. Werner
BARBARA E. WERNER
February 15, 2024

STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that KURT F. WERNER and BARBARA E. WERNER, husband and wife, individually and as trustees are 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 acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15 day of February, 2024.

Suellen Kelley Bergerson
NOTARY PUBLIC



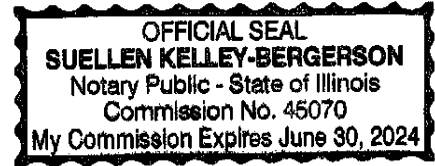
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STATEMENT BY GRANTOR AND GRANTEE

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.

February 15, 2024 Signature: Barbara E. Werner
Grantor or Agent

Subscribed and Sworn to before me by the said
BARBARA E. WERNER
this 15 day of FEBRUARY, 2024

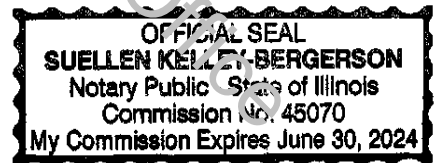


Suelen Kelley-Bergerson
NOTARY PUBLIC

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 laws of the State of Illinois.

February 15, 2024 Signature: Kurt F. Werner
Grantee or Agent

Subscribed and Sworn to before me by the said
KURT F. WERNER
this 15 day of FEBRUARY, 2024



Suelen Kelley-Bergerson
NOTARY PUBLIC

NOTE: Any person who knowingly submits as 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.

(Attached 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.)

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Property of Cook County Clerk's Office

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



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