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This Document Prepared By:

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After Recording, Return to:

Andrea Epke Creative Planning Legal, P.A. 5454 W 110th Street Overland Park, Kansas 66211

Mail Tax Streen ents To:

Matthew A. Ward and Julieann Ward, Trustees 13411 Westgate Count Orland Park, IL 604o2

Doc#. 2408114006 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/21/2024 9:09 AM Pg: 1 of 3

Dec ID 20240301659429

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S WARRANTY DEED

The Grantors,

MATTHEW A. WARD, as Trustee or the MATTHEW WARD REVOCABLE TRUST, U/A dated April 20, 2000, as to an undivided one-half (1/2) interest, and JULIEANN WARD, as Trustee of the JULIEANN WARD REVOCABLE TRUST, U/A dated April 20, 2000, as to an undivided onehalf (1/2) interest,

Whose mailing address is 13411 Westgate Court, Orland Park, IL 60462;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and warrant to:

MATTHEW A. WARD and JULIEANN WARD, as co-Trusters of WARD JOINT TRUST, U/A dated 2011, the GRANTEE 20/1, the GRANTEE,

Whose mailing address is 13411 Westgate Court, Orland Part, IL 60462;

Said homestead real estate is specifically intended to be held as Tenants by the Entirety under this Trust Agreement pursuant to 765 ILCS 1005/1c, as amended.

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of **Illinois**, to wit:

LOT 93 IN ORLAND ON THE GREEN UNIT #1, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Site Address:

13411 Westgate Court, Orland Park, IL 60462

Permanent Index Number: 23-34-405-020-0000

Last recorded as Document #1701329038 on 01/13/2017

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

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This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. Said homestead real estate is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/1c, as amended, under the above-mentioned Trust Agreement, and said Trust Agreement so states the same.

MATTHEW A. WARD certifies that MATTHEW A. WARD is the duly appointed, qualified and acting Trustee of the MATTHEW WARD REVOCABLE TRUST, U/A dated April 20, 2000, and has full power and authority to convey Grantor's interest in the Property, and has made this conveyance pursuant to the power and authority granted to Grantor under the terms of the MATTHEW WARD REVOCABLE TRUST, U/A dated April 20, 2000, which Trust is in full force and effect, has not been revoked and has not been amended in any way which would render a representation in this Deed to be incorrect.

JULIZANN WARD certifies that JULIEANN WARD is the duly appointed, qualified and acting Trustee of the JULIEANN WARD REVOCABLE TRUST, U/A dated April 20, 2000, and has full power and authority to comesy Grantor's interest in the Property, and has made this conveyance pursuant to the power and authority granted to Grantor under the terms of the JULIEANN WARD REVOCABLE TRUST, U/A dated April 20, 2000, which Trust is in full force and effect, has not been revoked and has not been amended in any way which would render a representation in this Deed to be incorrect.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey. Dated this day of ULIZANN WARD, Trustee The foregoing transfer of title/conveyance is hereby accepted by MATTHEW A. WARD and JULIEANN WARD, of 13411 Westgate Court, Orland Park, IL 60462, as co-Vius'ees under the provisions of WARD JOINT TRUST. WARD, Trùstee, as aforesaid JULIEANN WARD, Trustee, as aforesaid STATE OF ILLINOIS) ss. COUNTY OF COSH The foregoing instrument was acknowledged before me on this MATTHEW A. WARDand JULIEANN WARD. My commission expires: 04-19-2025 "Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Traffsfer Tax Act" THOMAS B. CARVER Date

Official Seal Notary Public - State of Illinois My Commission Expires Apr 19, 2025 2408114006 Page: 3 of 3

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, 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 this	
MATTHEW AVWARD J	When Wird UZIEANN WARD
Subscribed and sworn to before me by the said MATTHEW A. WARD and JULIEANN WARD, this day of	THOMAS B. CARVER Official Seal
Notary Public: Thos. B. Circ.	Notary Public - State of Illinois My Commission Expires Apr 19, 2025

The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of peneficial 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, 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.

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.)