

UNOFFICIAL COPY

This Document Prepared By:

Michael Keenan
Attorney at Law
Creative Planning Legal, P.A.
5454 W. 110th Street
Overland Park, Kansas 66211
913-327-9455

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

After Recording, Return to:

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

Mail Tax Statements To:

Matthew A. Ward and Julieann Ward, Trustees
13411 Westgate Court
Orland Park, IL 60462

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S WARRANTY DEED

The Grantors,

MATTHEW A. WARD, as Trustee of 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 one-half (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-Trustees of WARD JOINT TRUST, U/A dated 2/9, 2024, the GRANTEE,

Whose mailing address is 13411 Westgate Court, Orland Park, 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.

UNOFFICIAL COPY

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.

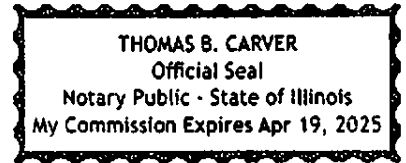
Dated this 9 day of Feb, 2024.

[Signature]
MATTHEW A. WARD

[Signature]
JULIEANN WARD

Subscribed and sworn to before me by the said MATTHEW A. WARD and JULIEANN WARD, this 9 day of Feb, 2024.

Notary Public: [Signature]



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 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.

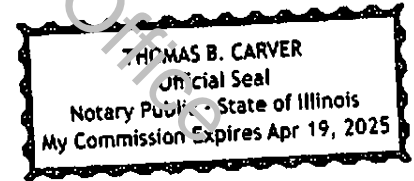
Dated this 9 day of Feb, 2024.

[Signature]
MATTHEW A. WARD

[Signature]
JULIEANN WARD

Subscribed and sworn to before me by the said MATTHEW A. WARD and JULIEANN WARD, this 9th day of February, 2024.

Notary Public: [Signature]



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.)