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WARRANTY DEED IN TRUST

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THE GRANTOR, Carolyn M. Anderson, a Single Woman.

Doc#: 2409514064 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/4/2024 9:31 AM Pg: 1 of 4
Dec ID 20240401669544

of the Village of TINLEY PARK, County of COOK, State of ILLINOIS, for consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid. CONVEYS and WARRANTS to grantee. CAROLYN M. ANDERSON, TRUSTEE OF THE CAROLYN M. ANDERSON LIVING TRUST, DATED MARCH 29, 2024, all interest in the following described real estate in the County of COOK, State of ILLINOIS, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The premises commonly known as: 8106 West 178th Place. #2W. Tinley Park. IL 60477

Permanent Index Number (PIN): 27-26-203-048-1033 and 27-26-203-048-1087

Exempt under provisions of Section 4, Paragraph (e) of the Real Estate Transfer Tax Act.

March 29, 2024

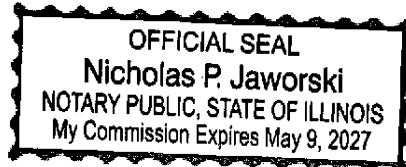
DATE

SIGNED

The legal description contained on this document was not independently verified through title research or a title insurance company, per the request of the client, and is based solely upon the last recorded deed or other documentation provided by the client.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hands on March 29, 2024.

CAROLYN M. ANDERSON



State of Illinois)

) ss.

County of Will)

Subscribed and sworn to before me this 29th Day of March, 2024.

Notary Public, Employed by Voorn, Jaworski, & Preston, PLLC

THIS DOCUMENT PREPARED
By:

KATHLEEN E. ROCK, ESQ.
VOORN, JAWORSKI, & PRESTON, PLLC
1938 E. LINCOLN HIGHWAY, STE. 219
NEW LENOX, IL 60451
(815) 215-8777

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SUBJECT TO the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints a successor trustee, (2) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, and (3) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (4) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage, or lease said premises or otherwise act as stated in the written certification.

The Trustees, which term shall refer to the Trustees originally named or to any successor Trustee(s), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

Property of Cook County Clerk's Office

MAIL TO:

KATHLEEN E. ROCK, ESQ.
VOORN, JAWORSKI, & PRESTON, PLLC
1938 E. LINCOLN HIGHWAY, STE. 219
NEW LENOX, IL 60451

SEND SUBSEQUENT TAX BILLS TO:

CAROLYN M. ANDERSON
8106 WEST 168TH PLACE, #2W
TINLEY PARK, IL 60477

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Exhibit "A"
Legal Description

UNIT 2-W, P2W, LOT 77, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN CHERRY CREEK PHASE III CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 85179907, AS AMENDED FROM TIME TO TIME, IN PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO (1) General real estate taxes for the years 2023 and subsequent years; (2) Covenants, conditions, and restrictions of record.

The premises commonly known as: 8106 West 168th Place, #2W, Tinley Park, IL 60477

Permanent Index Number (PIN): 27-26-203-048-1033 and 27-26-203-048-1087

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name or 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 the 29th Day of March, 2024.

Grantor:

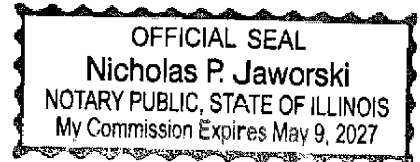
Carolyn M Anderson
CAROLYN M. ANDERSON

SUBSCRIBED AND SWORN TO BEFORE ME:

This 29th Day of March, 2024

Nicholas P Jaworski

Notary Public, Employed by Voorn, Jaworski & Preston, PLLC



The grantee or their agent affirms that, to the best of their knowledge, the name or 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 the 29th Day of March, 2024.

Grantee:

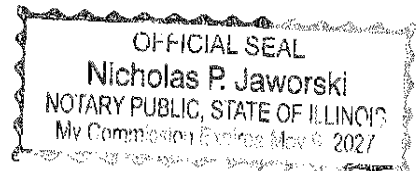
Carolyn M Anderson
CAROLYN M. ANDERSON, TRUSTEE OF THE
CAROLYN M. ANDERSON LIVING TRUST, DATED
MARCH 29, 2024

SUBSCRIBED AND SWORN TO BEFORE ME:

This 29th Day of March, 2024.

Nicholas P Jaworski

Notary Public, Employed by Voorn, Jaworski, & Preston, PLLC



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.