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PREPARED BY:

Michael T. Huguelet, PC
10723 West 159th Street
Orland Park, IL 60467

Doc#: 2413626192 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/15/2024 12:30 PM Pg: 1 of 5

Doc ID 20240501603358

MAIL TAX BILL TO:

Juanita Oria, Trustee
14551 Ravinia Drive, Unit 1A
Orland Park, IL 60462

MAIL RECORDED DEED TO:

Michael T. Huguelet, PC
10723 West 159th Street
Orland Park, IL 60467

DEED IN TRUST

THE GRANTOR, Juanita Oria, a single woman, of the Village of Orland Park, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths Dollars, (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Juanita Oria, or her successors, as Trustee under the Juanita Oria Living Trust dated May 7, 2024, and any amendments thereto, GRANTEE, whose address is 14551 Ravinia Drive, Unit 1A, Orland Park, IL 60462, the following described real estate in County, Illinois:

See Attached Legal Description

C/K/A: 14551 Ravinia Drive, Unit 1A, Orland Park, IL 60462
PIN: 27-09-220-044-1007

SUBJECT TO: (a) general taxes not due yet and payable; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; and (e) public roads and highways, f) party wall rights and agreements, if any; and, (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF SUB-PARAGRAPH (e) OF THE REAL ESTATE TRANSFER TAX ACT (S.H.A. 35 ILCS 200/31-45e).

SIGNED: _____

Christopher S. Fowler

DATED: _____

May 7, 2024

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at

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any time or times hereafter; to contract to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 the delivery thereof the trust created by this deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

The 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.

The GRANTOR has signed this deed on May 7, 2024.

Juanita Oria

Juanita Oria

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that Juanita Oria, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: May 7, 2024

Christopher S Fowler

Notary Public



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LEGAL DESCRIPTION

UNIT 1-A IN HERITAGE LAKE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN CHATEAU MANOR SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90103091, AND AS EXHIBIT "C: ON THE 1ST AMENDMENT OF CONDOMINIUM RECORDED MAY 1, 1990 AS DOCUMENT 90197038 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. THIS EXCLUSIVE RIGHT TO THE USE OF GS-1, A LIMITED COMMON ELEMENT AS DELN ON THE SURVEY ATTACHED TO THE 1ST AMENDMENT TO THE DECLARATION RECORDED AS DOCUMENT 90197038.

c/k/a: 14551 Ravinia Drive, Unit 1 A, Orand Park, IL 60462

PIN: 27-09-220-044-1007

Property of Cook County Clerk's Office

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ACCEPTANCE BY TRUSTEE

By and through my execution hereof, I as trustee of the Juanita Oria Living Trust dated May 7, 2024, do hereby accept the foregoing conveyance.

Juanita Oria Living Trust dated May 7, 2024

By: Juanita Oria
Juanita Oria, Trustee

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that Juanita Oria, as trustee of the Juanita Oria Living Trust dated May 7, 2024, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Dated: May 7, 2024

[Signature]
Notary Public



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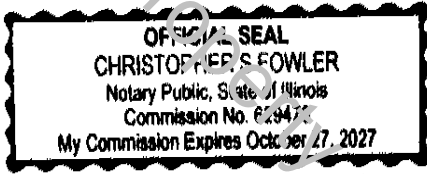
STATEMENT BY GRANTOR AND GRANTEE

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.

Dated: May 7, 2024

Signature: *Jaquinta Davis*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 7th day of May, 2024.



Christopher S Fowler
Notary Public

The grantee 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: May 7, 2024

Signature: *Jaquinta Davis*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 7th day of May, 2024.



Christopher S Fowler
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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).