

# UNOFFICIAL COPY

Doc#: 2415120319 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/30/2024 2:57 PM Pg: 1 of 3

Dec ID 20240501616748

## WARRANTY DEED IN TRUST (ENTIRETY)

The Grantors, ROCCO A. SCHMAKEL and CAROLINA O. SCHMAKEL, husband and wife, of the Village of Monee, County of Will, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, Convey and Warrant unto ROCCO A. SCHMAKEL and CAROLINA O. SCHMAKEL as TRUSTEES under the Trust Agreement dated the 29<sup>th</sup> day of May, 2013 and known as the SCHMAKEL FAMILY TRUST (the "instrument"), ~~of which Rocco A. Schmakel and Carolina O. Schmakel are the primary beneficiaries, said beneficial interest to be held as Tenancy by the Entirety,~~ 4 Thomas Court, Richton Park, IL 60471, the following described real estate in the County of Cook, State of Illinois, to wit:

LOT 4 IN GINGER ESTATES, BEING A SUBDIVISION OF LOTS 8, 9 AND 10 IN THE RESUBDIVISION OF BLOCK 11 IN SAUK TRAIL ESTATES SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4 Thomas Court, Richton Park, IL 60471  
Permanent Index Number: 31-26-303-042-0000

Subject to the express conditions subsequent that 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 Trustee originally named or to any successor Trustee), 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.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals  
this 8 day of May, 2024.

  
ROCCO A. SCHMAKEL

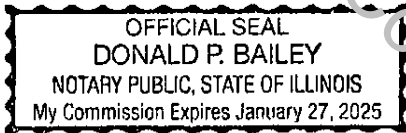
  
CAROLINA O. SCHMAKEL

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ROCCO A. SCHMAKEL and CAROLINA O. SCHMAKEL 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 acknowledged 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 8<sup>th</sup> day of MAY, 2024.



[Signature]  
NOTARY PUBLIC

PREPARED BY AND MAIL TO:  
Donald P. Bailey  
Attorney at Law  
10729 W. 159th St.  
Orland Park, Illinois 60467

SEND SUBSEQUENT TAX BILLS TO:  
Rocco A. Schmakel & Carolina O. Schmakel  
P.O. Box 135  
Monee, IL 60449

PROPERTY ADDRESS:  
4 Thomas Court  
Richton Park, IL 60471

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4 PAR. E  
& COOK COUNTY ORD. 95104 PAR. E.

DATE  
5-8-2024

SIGN  
[Signature]

# UNOFFICIAL COPY

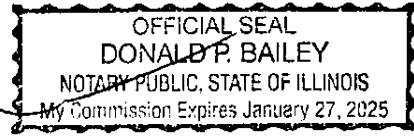
## AFFIDAVIT BY GRANTOR AND GRANTEE

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 5/8, 2024 Signature: *Robert A. Schmidt*  
Grantor or Agent

Subscribed and sworn to before me by the said grantor this 8 day of May, 2024.

Notary Public *Donald P. Bailey*

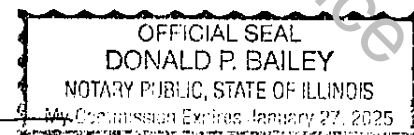


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated 5/8, 2024 Signature: *Robert A. Schmidt*  
Grantee or Agent

Subscribed and sworn to before me by the said grantee this 8th day of May, 2024.

Notary Public *Donald P. Bailey*



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.)