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Doc# 2417730031 Fee \$93.00 ILRHSP FEE:S18.00 RPRF FEE:S1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE DATE: 6/25/2024 12:08 PM

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Mail To/Prepared by:

T. Andrew Coyle The Coyle Law Office 131 East 9th Street Lockport, Illinois 60441

Name & Address of Grantee/ Taxpayer Karen L. Bensema 16712 Oketo Ave. Tinley Park, 'L 60477

WARRANTY DEED

The Grantor, KAREN L. BENSEMA, an unmarried woman of Tinley Park, State of Illinois, for the consideration of TEN AND NO/100 ---- DOLLARS, hereby conveys and warrants to KAREN L. BENSEMA, as Trustee of THE KAREN L. BENSEMA LIVING TRUST, dated May 16, 2024, all interest in the following described real estate:

LOT 3 IN BLOCK 6 IN TINL 34 HEIGHTS, UNIT 3, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number:

27-25-212 093-0000

Address of Property:

16712 Oketo Ave. Tirley Park, IL 60477

Signed May 16, 2024

COUNTY:

REAL EST. TE TRY NSFER TAX

ILLINOIS: TOTAL: 0.00 0.00 0.00

24-Jun-2024

20240501605102 0-234-930-992

I, KAREN L. BENSEMA, trustee, accept this deed in trust.

KAREN L. BENSEMA, Trustee

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State of Illinois) SS County of WILL

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KAREN L. BENSEMA, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, INCLUDING PURPOSES OF WAIVING ANY AND ALL HOMESTEAD RIGHTS.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this May 16, 2024.

NOTARY PUBLIC

OFFICIAL SEAL T. ANDREW COYLE Notary Public, State of Illinois Commission No. 689215 My Commission Expires January 14, 2028

OUNTY-ILL.
EXEMPT UNDE.
PARAGRAPH E, SE
OF REAL ESTATE TR.

(DATE) 5-6-2

(Buyer, Seller, or Representative)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

On this date of:

NOTARY SIGNATURE

The <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> shown on the deed or assignment of beneficial interest (ABI) 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 another 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: SIGNATURE: X GRANTOR of AGENT GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. Subscribed and syon, to before me, Name of Notary Public: By the said (Name of Grantor): AFFIX NOTARY STAMP BELOW On this date of: T. ANDREW COYL otary Public, State of Illinois **NOTARY SIGNATURE:** Commission No. 689215 My Commission Expires January 14, 2028 **GRANTEE SECTION** The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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. 2024 SIGNATURE: 1 DATED: GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the C ₹ NTEE signature. Subscribed and sworn to before me, Name of Notary Public: AFFIX NOTARY STAMP DELOW By the said (Name of Grantee):

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

Commission No. 689215 My Commission Expires January 14, 2028