

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

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After Recording Return to:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:

Becca R. Wagner
863 South Grove Avenue
Oak Park, IL 60304

Tax Parcel ID Number:

16-18-134-018-0000

Order Number:

64913686 - 4722472

Record 1st
81176141

Doc# 1900310030 Fee \$46.25

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2019 12:21 PM PG: 1 OF 4

Property of Cook County

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Becca R. Wagner, date 10/13/18
BECCA R. WAGNER, as Trustee under the provisions of a Trust Agreement Dated December 11, 2014, and known as THE BECCA R. WAGNER TRUST

Dated this 13 day of Oct, 2018. WITNESSETH, that, **BECCA R. WAGNER, as Trustee under the provisions of a Trust Agreement Dated December 11, 2014, and known as THE BECCA R. WAGNER TRUST**, whose address is 863 South Grove Avenue, Oak Park, IL 60304, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **BECCA R. WAGNER**, an unmarried woman, whose address is 863 South Grove Avenue, Oak Park, IL 60304, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 863 South Grove Avenue, Oak Park, IL 60304, and legally described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Number: 16-18-134-018-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

EXEMPTION APPROVED

Steven E. Drazner
Steven E. Drazner, CFO
Village of Oak Park

S Y
P 4/66
S AL
M KS
SC Y
Yes UPS
INT /W

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Attached to and becoming a part of Deed between BECCA R. WAGNER, as Trustee under the provisions of a Trust Agreement Dated December 11, 2014, and known as THE BECCA R. WAGNER TRUST, as Grantor(s), and BECCA R. WAGNER, an unmarried woman, as Grantee(s).

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

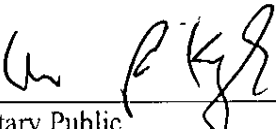


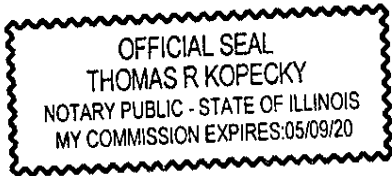
BECCA R. WAGNER, as Trustee under the provisions of a Trust Agreement Dated December 11, 2014, and known as THE BECCA R. WAGNER TRUST


STATE OF IL)
COUNTY OF COOK) ss.

I, THOMAS R KOPECKY, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **BECCA R. WAGNER, as Trustee under the provisions of a Trust Agreement Dated December 11, 2014, and known as THE BECCA R. WAGNER TRUST**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 13 day of Oct 2018.


Notary Public
My Commission Expires: 5.9.20



EXEMPTION APPROVED

Steven E. Drazner, CFO
Village of Oak Park

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:


The South 5 feet of Lot 5 and the North 30 feet of Lot 6 in Block 5 in Oak Park Avenue Subdivision, a subdivision of Lots 2 and 3 and that part of Lot 1 lying West of Oak Park Avenue in partition by the Circuit Court of the East 1/2 of Lot 2 in the subdivision by Murphy and others of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian (except the West 1/2 of the Southwest 1/4) in Cook County, Illinois.

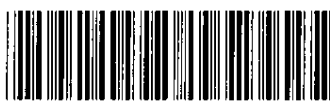
Being the same property conveyed from BECCA WAGNER, a/k/a BECCA R. WAGNER, an unmarried person, to BECCA R. WAGNER, as Trustee under the provisions of a Trust Agreement Dated December 11, 2014, and known as THE BECCA R. WAGNER TRUST, by Deed dated December 12, 2014, recorded January 21, 2015, as Document No. 1502150041 in Cook County Records.

Property Address: 863 South Grove Avenue, Oak Park, IL 60304

Assessor's Parcel No.: 16-18-134-018-0000

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park



+U06839714+

1632 10/22/2018 81176141/1

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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

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, 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 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: 10 | 13 | 2018

SIGNATURE: *Becca R. Wagner*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

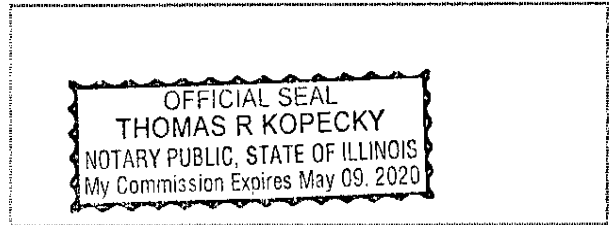
THOMAS R KOPECKY

By the said (Name of Grantor): Becca R. Wagner

On this date of: 10 | 13 | 2018

NOTARY SIGNATURE: *Thomas R. Kopecky*

AFFIX NOTARY STAMP BELOW



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.

DATED: 10 | 13 | 2018

SIGNATURE: *Becca R. Wagner*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

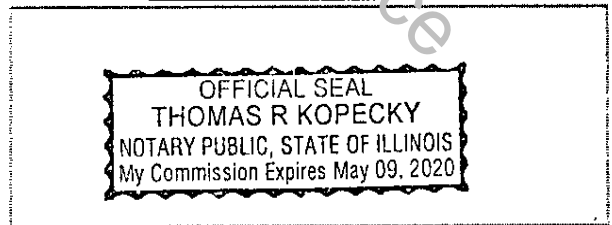
THOMAS R KOPECKY

By the said (Name of Grantee): Becca R. Wagner

On this date of: 10 | 13 | 2018

NOTARY SIGNATURE: *Thomas R. Kopecky*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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

EXEMPTION APPROVED provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

rev. on 10.17.2016

Steven E. Drazner
Steven E. Drazner, CFO
Village of Oak Park