

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1908157098 Fee: \$56.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/22/2019 11:51 AM Pg: 1 of 5

MAIL TO:

John M Kennelly  
137 N Oak Park Ave #329  
Oak Park, IL 60301

Dec ID 20190301625597  
ST/CO Stamp 0-021-945-760 ST Tax \$350.00 CO Tax \$175.00

NAME & ADDRESS OF TAXPAYER:

William & GINA Kreidler  
2205 Lombard  
Oak Park, IL 60302

THE GRANTOR (S), RYAN MUNOZ AND RONG HUANG, husband and wife, of the City of Roseville, County of Ramsey, State of Minnesota for and in consideration of Ten DOLLARS and other good and valuable considerations in hand paid, CONVEY (S) AND WARRANT (S) William T. Kreidler, as Trustee of the William T. Kreidler Trust as to a fifty percent (50%) interest and Dr. Gina L. Kreidler, as Trustee of the Dr. Gina L. Kreidler Trust as to a fifty percent (50%) interest, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

(SEE ATTACHED)

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

TO HAVE AND TO HOLD said property forever.

Property Index Number 16-08-104-021-0000  
Property Address: 50 Superior Street, Oak Park, IL 60302

Dated this 12 Day of March, 2019

[Signature] (SEAL)  
RYAN MUNOZ

[Signature] (SEAL)  
RONG HUANG

REAL ESTATE TRANSFER TAX		22-Mar-2019	
	COUNTY:		175.00
	ILLINOIS:		350.00
	TOTAL:		525.00

16-08-104-021-0000 | 20190301625597 | 0-021-945-760

### Real Estate Transfer Tax

\$2,800.00



BNI9045044 11

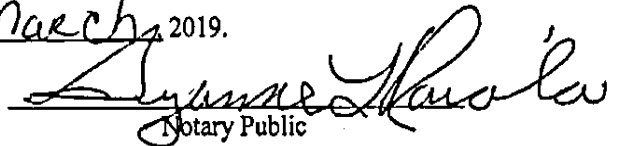
Baird & Warner Title Services, Inc.  
475 North Marquette  
Suite 120  
Schaumburg, IL 60173

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STATE OF Minnesota  
COUNTY OF Ramsey

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that RYAN MUNOZ and RONG HUANG, 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 instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 12 day March, 2019.

  
Notary Public



NAME AND ADDRESS OF PREPARER:

Kevin F. Alexander  
Attorney at Law  
830 North Blvd.  
Oak Park, IL 60301

Property of Cook County Clerk's Office

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## STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, William T Kredler the TRUSTEE for the TRUST NAMED: William T Kredler Trust  
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on 11/20/18, by the William T Kredler  
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby ACCEPT this transfer of the Real Property with the following information:

**COMMON ADDRESS:** 50 Superior St., Oak Park, IL 60302

**PROPERTY IDENTIFICATION #:** 16-08-104-021-0000

**LEGAL DESCRIPTION:** THE WEST 41 FEET OF LOTS 14 AND 15 IN BLOCK 2 IN THE VILLAGE OF RIDGELAND, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7, AND THE NORTHWEST 1/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

as conveyed by the attached conveyance instrument type DEED, signed and dated on the 12 day of March in the year 2018, and now being sought to be recorded with the Cook County Recorder of Deeds.

[Signature]  
TRUSTEE SIGNATURE ABOVE

5/21/19  
DATE SIGNED

**SPECIAL NOTE:** PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1<sup>ST</sup>, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".

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## STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, Gina L. Kreidler, the TRUSTEE for the TRUST NAMED: Gina L. Kreidler Trust  
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on 11/30/18, by the Gina L. Kreidler  
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby ACCEPT this transfer of the Real Property with the following information:

**COMMON ADDRESS:** 50 Superior St., Oak Park, IL 60302

**PROPERTY IDENTIFICATION #:** 16-08-104-021-0000

**LEGAL DESCRIPTION:** THE WEST 11 FEET OF LOTS 14 AND 15 IN BLOCK 2 IN THE VILLAGE OF RIDGELAND, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7, AND THE NORTHWEST 1/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

as conveyed by the attached conveyance instrument type Deed, signed and dated on the 12 day of March in the year 2019, and now being sought to be recorded with the Cook County Recorder of Deeds.

Gina L. Kreidler  
TRUSTEE SIGNATURE ABOVE

3/21/19  
DATE SIGNED

**SPECIAL NOTE:** PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1<sup>ST</sup>, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".

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Exhibit A

THE WEST 41 FEET OF LOTS 14 AND 15 IN BLOCK 2 IN THE VILLAGE OF RIDGELAND, A SUBDIVISION OF THE EAST ½ OF THE EAST ½ OF SECTION 7, AND THE NORTHWEST ¼ OF THE WEST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-08-104-021-0000

For Informational Purposes only: 50 Superior St., Oak Park, IL 60302

Property of Cook County Clerk's Office