

When Recorded Return To:
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St. Paul, MN 55108

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Doc# 1923841040 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/26/2019 12:51 PM PG: 1 OF 5

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:

Ryan McGuire and
Cathleen S. McGuire
1023 Woodbine Avenue
Oak Park, IL 60302

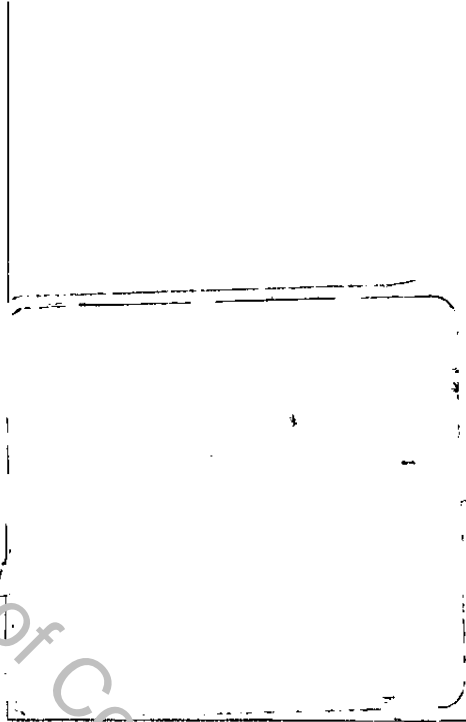
Tax Parcel ID Number:

16-06-116-019-0000

Order Number:

65633246 - 4951142

Record 1st
81291582



QUITCLAIM DEED 8

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

By: Cathleen S. McGuire, date 5/6/19

CATHLEEN S. MCGUIRE, as Trustee under the provisions of a trust agreement known as "THE CATHLEEN S. MCGUIRE TRUST AGREEMENT DATED OCTOBER 30, 1997"

Dated this 6 day of May, 2019 WITNESSETH, that,

CATHLEEN S. MCGUIRE, as Trustee under the provisions of a trust agreement known as "THE CATHLEEN S. MCGUIRE TRUST AGREEMENT DATED OCTOBER 30, 1997", whose address is 1023 Woodbine Avenue, Oak Park, IL 60302, 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 RYAN MCGUIRE and CATHLEEN S. MCGUIRE, husband and wife, whose address is 1023 Woodbine Avenue, Oak Park, IL 60302, 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 1023 Woodbine Avenue, Oak Park, IL 60302, and legally described as follows, to wit:

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

Assessor's Parcel Number: 16-06-116-019-0000

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

EXEMPTION APPROVED

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

PAGE 1 of 3

REAL ESTATE TRANSFER TAX

03-Jul-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

16-06-116-019-0000 | 20190401656293 | 0-656-427-104

S Y
P 566
S N
M Y
SC Y
E Y
INT JK

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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.

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

Cathleen S. McGuire

CATHLEEN S. MCGUIRE, as Trustee under the provisions of a trust agreement known as "THE CATHLEEN S. MCGUIRE TRUST AGREEMENT DATED OCTOBER 30, 1997"

STATE OF Illinois)
COUNTY OF Cook)

ss.



I, Laura Taylor-Manning, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **CATHLEEN S. MCGUIRE, as Trustee under the provisions of a trust agreement known as "THE CATHLEEN S. MCGUIRE TRUST AGREEMENT DATED OCTOBER 30, 1997"**, 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 6 day of May 2019.

Laura Taylor-Manning
Notary Public
My Commission Expires: 8/30/21

REAL ESTATE TRANSFER TAX		03-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-06-116-019-0000 20190401656293 0-656-427-104		

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

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EXHIBIT A LEGAL DESCRIPTION

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

Lot 7 in Block 12 in Salinger and Hubbard's Kenilworth Boulevard Addition to Oak Park, being a subdivision of the East 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from RYAN MCGUIRE and CATHLEEN S. MCGUIRE, husband and wife, to CATHLEEN S. MCGUIRE, as Trustee under the provisions of a trust agreement known as "THE CATHLEEN S. MCGUIRE TRUST AGREEMENT DATED OCTOBER 30, 1997", by Deed dated January 22, 2002, recorded January 23, 2002, as Document No. 0020095031 in Cook County Records.

Property Address: 1023 Woodbine Avenue, Oak Park, IL 60302

Assessor's Parcel No.: 16-06-16-019-0000



U06974405

1632 5/14/2019 81291582/3

EXEMPTION APPROVED

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

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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: 5 | 6 | 2019

SIGNATURE: Cathleen S. McGuire
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:

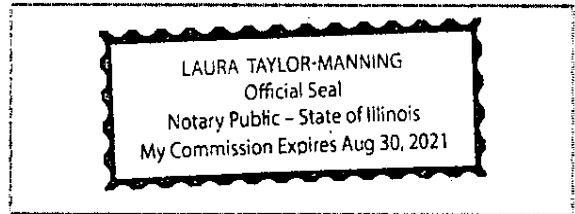
Laura Taylor-Manning

By the said (Name of Grantor): CATHLEEN S. MCGUIRE

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 6 | 2019

NOTARY SIGNATURE: Laura Taylor-Manning



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: 5 | 6 | 2019

SIGNATURE: Cathleen S. McGuire
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:

Laura Taylor-Manning

By the said (Name of Grantee): CATHLEEN S. MCGUIRE, Trustee

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 6 | 2019

NOTARY SIGNATURE: Laura Taylor-Manning



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

EXEMPTION APPROVED

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

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AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

RYAN MCGUIRE, as trustee, being duly sworn on oath, states that he resides at 1023 Woodbine Avenue, Oak Park, IL 60302 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ✓ 1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
- 2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
- 3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
- 4. The sale or exchange of land is between owners of adjoining and contiguous land.
- 5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- 10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the plat described therein.

EXEMPTION APPROVED

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

M M'G'

RYAN MCGUIRE, trustee

SUBSCRIBED AND SWORN to before me this 6 day of May, 2019

Laura Taylor-Manning

Notary Public
My commission expires: 8/30/21

