

Record 1st

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

Doc# 2025425023 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/10/2020 04:01 PM PG: 1 OF 6

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

Mail Tax Statements To:  
Victoria Brown-Wipf  
and Joel D. Wipf  
308 S Ridgeland Avenue  
Oak Park, IL 60302

Tax Parcel ID Number:  
16-08-312-003-0000

Order Number:  
66572223 - 5440384

REAL ESTATE TRANSFER TAX

24-Jul-2020



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

16-08-312-003-0000 | 20200101605787 | 0-080-244-448

81500705

QUITCLAIM DEED

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

By: [Signature], date 2/3/20  
VICTORIA BROWN-WIPF as Trustee of THE VICTORIA BROWN-WIPF TRUST  
DATED DECEMBER 20, 2007

Dated this 3rd day of February, 2020. WITNESSETH, that, VICTORIA BROWN-WIPF, as Trustee of THE VICTORIA BROWN-WIPF TRUST DATED DECEMBER 20, 2007, and JOEL D. WIPF, as Trustee of THE JOEL D. WIPF TRUST DATED DECEMBER 20, 2007, who acquired title as, AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING PROPERTY TO VICTORIA BROWN-WIPF, TRUSTEE, PURSUANT TO THE DECLARATION OF TRUST EXECUTED BY VICTORIA BROWN-WIPF ON DECEMBER 20, 2007 AND AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING PROPERTY, TO JOEL D. WIPF, TRUSTEE, PURSUANT TO THE DECLARATION OF TRUST EXECUTED BY JOEL D. WIPF ON DECEMBER 20, 2007, whose address is 308 S Ridgeland 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 VICTORIA BROWN-WIPF, as Trustee of THE VICTORIA BROWN-WIPF TRUST DATED DECEMBER 20, 2007, and JOEL D. WIPF, as Trustee of THE JOEL D. WIPF TRUST DATED DECEMBER 20, 2007, whose address is 308 S Ridgeland 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 308 S Ridgeland Avenue, Oak Park, IL 60302, and legally described as follows, to wit:

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

EXEMPTION APPROVED

[Signature]  
Steven E. Drazier, CFO  
Village of Oak Park

S Y  
P 4/1/20  
S N  
M Y  
SC Y  
E Y  
INT Y


# UNOFFICIAL COPY


Assessor's Parcel Number: 16-08-312-003-0000

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.

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


  
\_\_\_\_\_  
VICTORIA BROWN-WIPF, as Trustee of  
THE VICTORIA BROWN-WIPF TRUST  
DATED DECEMBER 20, 2007

  
\_\_\_\_\_  
JOEL D. WIPF, as Trustee of  
THE JOEL D. WIPF TRUST  
DATED DECEMBER 20, 2007

STATE OF IL )  
 )  
COUNTY OF COOK ) ss.

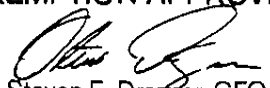
I, Fatima M. Perez, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that VICTORIA BROWN-WIPF, as Trustee of THE VICTORIA BROWN-WIPF TRUST DATED DECEMBER 20, 2007, and JOEL D. WIPF, as Trustee of THE JOEL D. WIPF TRUST DATED DECEMBER 20, 2007, personally known to me to be 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 3rd day of February 2020.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 7/25/21



EXEMPTION APPROVED

  
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 20 (EXCEPT THE SOUTH 12.50 FEET THEREOF) IN BLOCK 55 IN THE VILLAGE OF RIDGELAND, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7, AND ALSO NORTH WEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 8, ALL IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 308 S Ridgeland Avenue, Oak Park, IL 60302

Assessor's Parcel No.: 16-08-312-003-0000

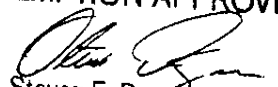


\*U37224775\*

1371 2/17/2020 81500765/1

Property of Cook County Clerk's Office

EXEMPTION APPROVED

  
Steven E. Drazner, CFO  
Village of Oak Park

# UNOFFICIAL COPY

## 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: 2 | 3 | 2020

SIGNATURE: [Signature]  
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:

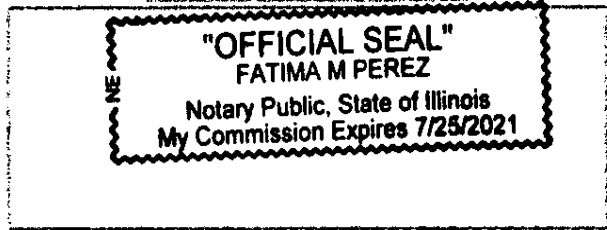
By the said (Name of Grantor): VICTORIA BROWN-WIPF, Trustee

On this date of: 2 | 3 | 2020

NOTARY SIGNATURE: [Signature]

Fatima M. Perez

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: 2 | 3 | 2020

SIGNATURE: [Signature]  
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:

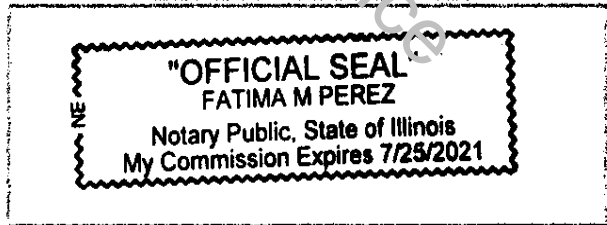
By the said (Name of Grantee): VICTORIA BROWN-WIPF, Trustee

On this date of: 2 | 3 | 2020

NOTARY SIGNATURE: [Signature]

Fatima M. Perez

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

rev. on 10.17.2016

EXEMPTION APPROVED

[Signature]  
Steven E. Drazner, CFO  
Village of Oak Park

# UNOFFICIAL COPY

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DATED: 2 | 3 | 2020

SIGNATURE: x [Signature]  
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:

By the said (Name of Grantor): JOEL D. WIPF, Trustee

On this date of: 2 | 3 | 2020

NOTARY SIGNATURE: [Signature]

Fatima M. Perez

AFFIX NOTARY STAMP BELOW

**"OFFICIAL SEAL"**  
FATIMA M PEREZ  
Notary Public, State of Illinois  
My Commission Expires 7/25/2021

### GRANTEE SECTION

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DATED: 2 | 3 | 2020

SIGNATURE: x [Signature]  
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:

By the said (Name of Grantee): JOEL D. WIPF, Trustee

On this date of: 2 | 3 | 2020

NOTARY SIGNATURE: [Signature]

Fatima M. Perez

AFFIX NOTARY STAMP BELOW

**"OFFICIAL SEAL"**  
FATIMA M PEREZ  
Notary Public, State of Illinois  
My Commission Expires 7/25/2021

**CRIMINAL LIABILITY NOTICE**

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rev. on 10.17.2016

**EXEMPTION APPROVED**

[Signature]  
Steven E. Drazner, CFO  
Village of Oak Park

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## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF IL

SS

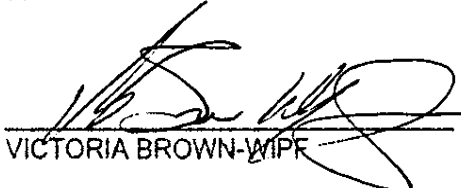
COUNTY OF COOK

VICTORIA BROWN-WIPF, being duly sworn on oath, states that he/she resides at 308 South Ridgeland Avenue, Oak Park, Illinois 60302, which is not in violation of 765 ILCS 205/1 for one of the following reasons:

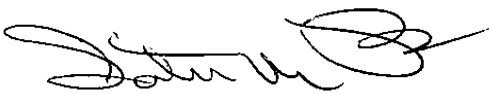
- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of 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/she 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 tract described therein.

  
 VICTORIA BROWN-WIPF

SUBSCRIBED AND SWORN to before me this 3rd day of February, 2020

  
 Notary Public  
 My commission expires: 7/25/21



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