

UNOFFICIAL COPY



Doc# 2036504000 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2020 10:55 AM PG: 1 OF 5

WARRANTY DEED

John Conroy
Colette Davison
137 S. Harvey
Oak Park, Illinois 60302

The Grantors, **John Conroy** and **Colette Davison**, a married couple, of 137 S. Harvey, in the City of Oak Park, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT to:

John Conroy and Colette Davison, Trustees under the John A. Conroy Trust, u/t/a dated May 26, 2020,

and

Colette Davison and John Conroy, Trustees under the M. Colette Davison Trust, u/t/a dated May 26, 2020

to hold as **Tenants by the Entirety** all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 14 FEET OF LOT 10 AND THE NORTH 22 FEET OF LOT 11, IN BLOCK 2, IN FARRAR'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE EAST 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, LYING SOUTH OF THE CHICAGO AND NORTHWESTERN R. R. RIGHT OF WAY AND NORTH OF THE SOUTH 1466.5 FEET THEREOF ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1884, AS DOCUMENT 58724 IN BOOK 19 OF PLATS, PAGE 56, IN COOK COUNTY, ILLINOIS.

subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

The Grantors hereby covenant with the Grantees that Grantors are lawfully seized in fee simple of the above granted premises and have good right to convey the same, and that Grantors, and Grantor's heirs, executors and administrators, shall warrant and defend the title unto the Grantee and to Grantee's successors and assigns against all lawful claims whatsoever.

Permanent Index Number: 16-08-301-019-0000
Address of property: 137 S. Harvey, Oak Park, Illinois 60302
Grantee's Address: 137 S. Harvey, Oak Park, Illinois 60302

EXEMPTION APPROVED

Steven E. Drazner, CFO
Village of Oak Park

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Dated this 16th day of July, 2020.

John Conroy
John Conroy

Colette Davison
Colette Davison

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord. 93-0-27, paragraph 4
Date: August 14, 2020 Signed: [Signature]

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, hereby certify, that John Conroy and Colette Davison personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth. I am signing this document in accordance with the requirements for remote notarization under Illinois law.

Dated: July 16, 2020

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:
Landon P. Wilson
Prather Ebner LLP
53 W. Jackson Boulevard, Suite 1025
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:
John Conroy
Colette Davison
137 S. Harvey
Oak Park, IL 60302

OFFICIAL SEAL
KAREN DACHOTA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/23/23



[Handwritten initials]

EXEMPTION APPROVED

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

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Property of Cook County Clerk's Office

| REAL ESTATE TRANSFER TAX | 30-Dec-2020 |
|---|-------------|
|  | |
|  | |
| COUNTY: | 0.00 |
| LLINOIS: | 0.00 |
| TOTAL: | 0.00 |

16-08-301-019-0000 | 20200901611553 | 0-919-715-808

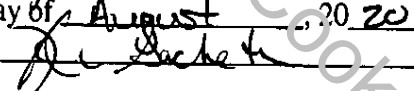
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated August 12, 2020

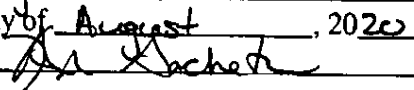
Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Raymond Prather
This 12th day of August, 2020
Notary Public 

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Date August 12, 2020

Signature: 
Grantee or Agent


Subscribed and sworn to before me
By the said Raymond Prather
This 12th day of August, 2020
Notary Public 



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park



UNOFFICIAL COPY Real Estate Transfer Tax Form

The Village of Oak Park
Finance Department
123 Madison Street
Oak Park, Illinois 60302

708.358.5478
finance@oak-park.us
www.oak-park.us

CHECK APPROPRIATE BOXES

- Residential
- Commercial
- Multi-unit
- New Condo
- Declaration
- Exemption
- Condo Unit
- Parking Space

____ No. of Units

Conversion

Recorder or Registrar's Deed No. _____

Date Recorded (For Recorder's Use Only) _____

INSTRUCTIONS

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Finance Department, 123 Madison St. Oak Park, IL or other designated agent, at the time of purchase of real estate transfer stamps as required by the Oak Park Real Estate Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) A signed copy of the Illinois Tax Declaration form must be sent to the Finance Department, pursuant to Section 9 of the ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest.
- 4) For more information, call 708.358.5478 Monday through Friday, 8:30 A.M. to 5:00 P.M. or email finance@oak-park.us.

137 S. Harvey Street 60302 Zip Code

16-08-301-019-0000 Permanent Property Index No.

Type of Sale Short Foreclosure Direct Warranty Buyer will occupy property? Yes No

7-16-2020 Date of Deed

Full Actual Consideration
Include amount of mortgage and value of liabilities assumed

Amount of Tax (\$8.00 per \$1,000 or fraction thereof of full actual consideration)
Payment of tax is obligation of seller. Personal checks are not accepted.

EXEMPTION APPROVED \$ 0

Steven E. Drazier, CFO \$ 0
Village of Oak Park

Note: The Village of Oak Park, Oak Park Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 6 and 7 of the ordinance which are printed on the reverse side of this form to claim one of these exemptions, complete the appropriate blanks below. A \$30 processing fee shall apply.

I hereby declare that this transaction IS exempt from taxation under the Oak Park Real Estate Transfer Tax Ordinance by paragraph(s) d of Section 6 of said ordinance.

Details of exemption claimed: (explain) Transfer property to trust.

I hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor (Seller): [Please Print]

John Conroy & Colette Davison 137 S. Harvey 60302
Name Address Zip Code

[Signature] 8-24-2020
Signature (Seller or Agent) Date Signed