



2105333115D

QUITCLAIM DEED IN TRUST

Doc# 2105333115 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2021 02:54 PM PG: 1 OF 4

GRANTORS, John R. Abbott and Jeanine M. Pedersen, husband and wife, of Oak Park, Illinois, in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration the receipt and sufficiency of which the Grantors acknowledge, do hereby grant, sell, convey and quitclaim an undivided fifty percent (50%) interest to John R. Abbott, not individually, but as Trustee of the JOHN R. ABBOTT DECLARATION OF TRUST DATED DECEMBER 11, 2006 and an undivided fifty percent (50%) interest to

Jeanine M. Pedersen, not individually, but as Trustee of the JEANINE M. PEDERSEN DECLARATION OF TRUST DATED DECEMBER 11, 2006, not as joint tenants and not as tenants in common but as husband and wife, tenants by the entirety, GRANTEES, (hereinafter referred to collectively as "said trustee", regardless of the number of Grantees or trustees), whose address is 518 S. Ridgeland, Oak Park, IL 60304 the following described real estate situated in the County of Cook, State of Illinois and known and described as follows, namely:

LOT 14 IN BLOCK 1 IN GUNDERSON'S THIRD ADDITION TO OAK PARK, BEING A RESUBDIVISION OF FIRST ADDITION TO THE HIGHLANDS, A SUBDIVISION OF THE WEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-17-100-008-0000

Property Address: 518 S. Ridgeland, Oak Park, IL 60304

No Documentary Tax Stamp is due as this is a conveyance of no consideration.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement and set forth herein.



Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and

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to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part thereof, to partition or to exchange said property, or release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to insure into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

And the said Grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX		08-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-17-100-008-0000	20201201685979 0-436-756-496	

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IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 12th day of Dec., 2020.

John R. Abbott

Jeanine M. Pedersen

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John R. Abbott and Jeanine M. Pedersen, personally know 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 and delivered the said instrument for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of December 2020.

Jeanne M. Kerkstra-D'Andrea
Notary Public

My commission expires:

7/14/2023
jmk



This instrument was prepared by and after recording return to:
Jeanne M. Kerkstra
Kerkstra Law Offices LLC
912 S. Morgan Street
Chicago, IL 60607

Send subsequent tax bills to:

John R. Abbott, Trustee
Jeanine M. Pedersen, Trustee
518 S. Ridgeland
Oak Park, IL 60304

EXEMPTION APPROVED

Steven E. Drazer, CFO
Village of Oak Park

Exempt transfer under Section "E" of the Real Estate Transfer Tax Act.

December 12, 2020
Date

Signature

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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: 1 | 14 | 20 21

SIGNATURE: Jeanne M. Kerkstra
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

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

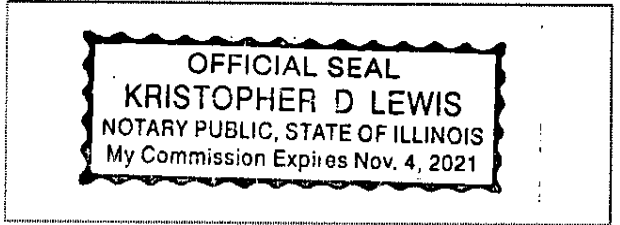
Subscribed and sworn to before me, Name of Notary Public: Kristopher D. Lewis

By the said (Name of Grantor): Jeanne M. Kerkstra

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 14 | 20 21

NOTARY SIGNATURE: Kristopher D. Lewis



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: 1 | 14 | 20 21

SIGNATURE: Jeanne M. Kerkstra
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

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

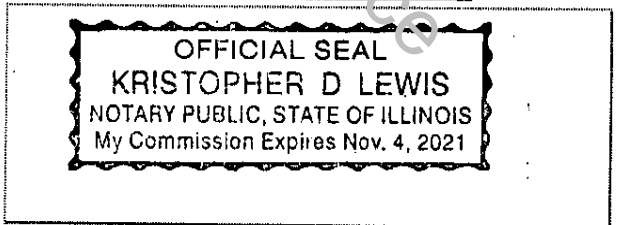
Subscribed and sworn to before me, Name of Notary Public: Kristopher D. Lewis

By the said (Name of Grantee): Jeanne M. Kerkstra

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 14 | 20 21

NOTARY SIGNATURE: Kristopher D. Lewis



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)**)