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Doc#: 2126034115 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/17/2021 11:43 AM Pg: 1 of 6

Dec ID 20210901676078

File Number: 2096450R

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

Mail Tax Statements To: **Kenneth J. Crowley and Rhonda L. Crowley: 1038 Gunderson
Avenue, Oak Park, IL 60304**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16-18-412-023-0000**


QUITCLAIM DEED

**Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual
consideration is less than \$100**

**Kenneth J. Crowley and Rhonda L. Crowley, husband and wife, as to a life estate, and Kenneth
J. Crowley, as trustee of The Kenneth J. Crowley Living Trust Dated December 13, 2007 and
Rhonda L. Crowley, as trustee of The Rhonda L. Crowley Living Trust Dated December 13,
2007, as to the remainder, whose mailing address is 1038 Gunderson Avenue, Oak Park, IL
60304, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant
and quitclaim to **Kenneth J. Crowley and Rhonda L. Crowley, husband and wife, as tenants by
the entirety, hereinafter grantees, whose tax mailing address is 1038 Gunderson Avenue, Oak
Park, IL 60304, with quitclaim covenants, all right, title, interest and claim to the following land
in the following real property:****

**THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF COOK, STATE OF
ILLINOIS, AND DESCRIBED AS FOLLOWS:**

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

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LOT 83 IN SOUTH RIDGELAND DEPOT SUBDIVISION, BEING A SUBDIVISION IN THE NORTH EAST QUARTER OF LOT 6 (EXCEPT THE RIGHT-OF-WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY) IN THE SUBDIVISION OF SECTION 18 (EXCEPT THE WEST HALF OF THE SOUTH WEST QUARTER THEREOF) IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PREMISES CONVEYED UNTO KENNETH J. CROWLEY AND RHONDA L. CROWLEY (LIFE TENANT) KENNETH J. CROWLEY, AS TRUSTEE OF THE KENNETH J. CROWLEY LIVING TRUST DATED DECEMBER 13, 2007 AND RHONDA L. CROWLEY, AS TRUSTEE OF THE RHONDA L. CROWLEY LIVING TRUST DATED DECEMBER 13, 2007, HUSBAND AND WIFE (REMAINDERMAN) AS TENANTS BY THE ENTIRETY, BY VIRTUE OF QUIT CLAIM DEED FROM KENNETH J. CROWLEY AND RHONDA L. CROWLEY, HUSBAND AND WIFE, DATED DECEMBER 13, 2007, RECORDED MARCH 17, 2008, IN INSTRUMENT: 0807750018.

Property Address is: 1038 Gunderson Avenue, Oak Park, IL 60304

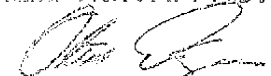
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal high ways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

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Executed by the undersigned on 26 March, 2021:

Kenneth J. Crowley
Kenneth J. Crowley

Kenneth J. Crowley AS
TRUSTEE OF THE KENNETH J. CROWLEY
LIVING TRUST DATED DECEMBER 13, 2007

**Kenneth J. Crowley, as trustee of
The Kenneth J. Crowley Living
Trust Dated December 13, 2007**

Rhonda L. Crowley

Rhonda L. Crowley

*Rhonda L. Crowley, as trustee of
The Rhonda L. Crowley Living
Trust Dated December 13, 2007*

**Rhonda L. Crowley, as trustee of
The Rhonda L. Crowley Living
Trust Dated December 13, 2007**

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 26 March, 2021 by **Kenneth J. Crowley, Rhonda L. Crowley, Kenneth J. Crowley, as trustee of The Kenneth J. Crowley Living Trust Dated December 13, 2007 and Rhonda L. Crowley, as trustee of The Rhonda L. Crowley Living Trust Dated December 13, 2007** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



EXEMPTION APPROVED

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

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 3/26/21

Rhonda L. Crowley
Buyer, Seller or Representative

Property of Cook County Clerk's Office

EXEMPTION APPROVED

Steven E. Drazner
Steven E. Drazner, 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: 9 | 13 | 20 21

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): Agent

On this date of: 9 | 13 | 20 21

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

Commonwealth of Pennsylvania - Notary Seal
Shawna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries

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: 9 | 13 | 20 21

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): Agent

On this date of: 9 | 13 | 20 21

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

Commonwealth of Pennsylvania - Notary Seal
Shawna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries

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. Drazier, CFC
Village of Oak Park

