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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., Saite 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 12, 2007, RECORDED MARCH 17, 2008, IN INSTRUMENT: 0807750018.

Property Address is: 1038 Gunder on 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.

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Toven E. Drazffer, CFO Village of Oak Park

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Executed by the undersigned on 26 March, 2021:

Kenneth J. Crowley

Lamit J. Crowley

TROSTEE OF THE KENNETH J. CROWNEY

CENTEDE TROST DATED DECENTED 13, 2007

Kenneth J. Crowley, as trustee of The Kenneth J. Crowley Living Trust Dated December 13, 2007 Rhonda L. Crowley, as trustee of The Phonda L. Crowley Living Trust Dated December (3, 2007)

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

STATE OF i L' no is COUNTY OF COOK

The foregoing instrument was acknowledged before me on 26 pmarch, 202) 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 Prives Cicasses as identification, and furthermore, the aforementioned persons have acknowledged that their signal as were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

"OFFICIAL SEAL"
IAN CAPLETON
Notary Public, State of Illinois
My Commission Expires Jan. 15, 2025

EXEMPTION APPROVED

Steven E. Drazker, CF0 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

Property of County Clerk's Office

EXEMPTION APPROVED

Steven E. Drazner, CFO Village of Onk 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 ac	quire and hold title to real estate in Illinois, a
partnership authorized to do business or acquire and hold title to r	eal estate in Illinois, or another entity recognized
as a person and authorized to do business or acquire and hold title	e to real estate under the laws of the State of Illinois.
DATED: 9 13 20 21	SIGNATURE: GRANTOR OF AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by t	
Subscribed and swom to before me, Name of Notary Public:	
By the said (Name of Grantor):	AFFIX NOTARY STAMP BELOW
On this date of: 9 130,5021	Commonwealth of Pennsylvania - Notary Seal Shawnna Leigh Sorenson, Notary Public
NOTARY SIGNATURE:	Montgomery County My commission expires May 17, 2023 Commission number 1262568
6	Member, Pennsylvania Association of Notaries
GRANTEE SECTION	
The GRANTEE or her/his agent affirms and verifies that the name	e of the GRANTEE shown on the deed or assignment
of beneficial interest (ABI) in a land trust is either a natural person	n, an linois corporation or foreign corporation
authorized to do business or acquire and hold title to real estate in	n Illinois, a partnership authorized to do business or
acquire and hold title to real estate in Illinois or other entity recogn	nized 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: 20て

SIGNATURE:

GRANTEE or AGENT

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

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee):

On this date of:

NOTARY SIGNATURE:

AFFIX NOTARY STAM & BELOW

Commonwealth of Pennsylvania - Notan Seal Shawnna Leigh Sorenson, Notary Zublic Montgomery County

My commission expires May 17, 2025 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

loven E. Drazifor, CFC Village of Oak Park

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Plat Act Affidavit

STATE OF (//nois)	DOCUMENT NUMBER
) SS	
COUNTY OF (OC)	

I, (Name) KERNETH D. CROWLE Ritual Arbailett, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 1038 Gunderson Avenue, Oak Park, IL 60304, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

- 1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or tasements of access;
- 2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access:
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- 4. The conveyance of parcels of lind or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- 5. The conveyance of land owned by railro'd or other public utility which does not involve any new streets or easements of access;
- 6. The conveyance 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;
- 7. Conveyance made to correct descriptions in prior conveyance:
- 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new circuits or easements of access.
- 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements apply able to the subdivision of land.

10. The conveyance of land does not involve any land division and is described in the same incliner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the 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 land described therein.

SUBSCRIBED and SWORN to before me this 2 day of Marc 2021

(Signature)

NOTARY:

eal)

"OFFICIAL SEAL"
IAN CAPLETON
Notary Public, State of Illinois
My Commission Expires Jan. 15, 2025

EXEMPTION APPROVED

Steven E. Drazifor, OFC Village of Oak Park