

# UNOFFICIAL COPY

Doc# 2130007876 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/27/2021 01:09 PM Pg: 1 of 6

**AFTER RECORDING RETURN TO:**

Closing USA, LLC  
7665 Omnitech Pl.  
Victor, NY 14564  
File No. CL210097782LD

Dec ID 20211001619784

**MAIL TAX STATEMENTS TO:**

**Ann M. Primack**  
**Lazar M. Primack**  
810 N. Elmwood Ave  
Oak Park, IL 60302

**Name & Address of Preparer:**

Carlos Del Rio, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Parcel ID No.: 16-06-406-011-0000

## QUIT CLAIM DEED

THIS DEED made and entered into on this 7 day of October, 2021, by and between **Ann M. Primack, as Trustee of The Ann M. Primack Trust, U/A Dated May 1, 1999**, a mailing address of 810 N. Elmwood Ave, Oak Park, IL 60302, hereinafter referred to as Grantor(s) and **Ann M. Primack, as Trustee of The Ann M. Primack Trust, U/A Dated May 1, 1999 and Lazar M. Primack, her husband, as joint tenants with right of survivorship and not as tenants in common**, a mailing address of 810 N. Elmwood Ave, Oak Park, IL 60302, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 810 N. Elmwood Ave, Oak Park, IL 60302

"Exempt under provisions of Paragraph E"  
Section 31-45; Real Estate Transfer Tax Act

Oct 7 2021  
Date

Ann M. Primack  
Signature of Grantee – Ann M. Primack, Trustee

EXEMPTION APPROVED

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

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This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this Oct day of 7, 2021.

Ann M. Primack  
Ann M. Primack, as Trustee of The Ann M. Primack Trust, U/A Dated May 1, 1999

STATE OF Illinois  
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ann M. Primack, as Trustee of The Ann M. Primack Trust, U/A Dated May 1, 1999 is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 7 day of Oct, 2021.

Shana Henderson  
Notary Public  
My commission expires: 02-25-2024



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXEMPTION APPROVED  
Steven E. Drazner  
Steven E. Drazner, C.F.P.  
Village of Oak Park

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## STATEMENT BY GRANTOR AND GRANTEE

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 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 Oct 7, 2021.

Signature: *Ann M. Prumack*  
Grantor, or Agent

Subscribed and sworn to before me by the said *Ann M Prumack* this  
7<sup>th</sup> day of Oct, 2021.

*Shana Henderson*  
Notary Public  
My commission expires: 02-25-2024



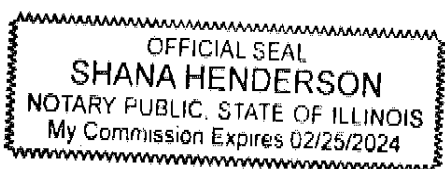
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated 10 17, 2021.

Signature: *Lazar M Prumack*  
Grantee, or Agent

Subscribed and sworn to before me by the said *Lazar M Prumack* this  
7<sup>th</sup> day of Oct, 2021.

*Shana Henderson*  
Notary Public  
My commission expires: 02-25-2024



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*  
Steven E. Drazner, CFO  
Village of Oak Park

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## EXHIBIT "A" LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 5 IN BLOCK 1 IN OAK PARK HIGHLANDS, A SUBDIVISION OF LOT 2 IN CIRCUIT COURT PARTITION, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Ann M. Primack, Trustee, being duly sworn on oath, states that she resides at 810 N Elmwood Ave, Oak Park, IL 60302. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 

- OR -

 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interest 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered 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 applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

**EXEMPTION APPROVED**

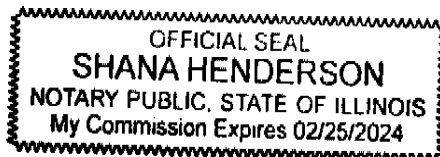
Ann M. Primack  
Ann M. Primack, Trustee

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

SUBSCRIBED and SWORN to before me

this 17 day of Oct, 2021.

Shana Henderson



# UNOFFICIAL Real Estate Transfer Tax Form



The Village of Oak Park  
Village Hall  
123 Madison Street  
Oak Park, Illinois 60302-4272

708.383.6400  
Fax 708.358.5105  
TTY 708.383.0048  
village@oak-park.us

### CHECK APPROPRIATE BOXES

- Residential
- Commercial
- Multi-unit  
    \_\_\_ No. of Units
- New Condo  
    Conversion
- Declaration
- Exemption
- Condo Unit

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 Office of the Village Clerk, 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 Office of the Village Clerk, 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, please call 708.358.5471 extension 8468 Monday thru Friday, 8:30 A.M. to 5:00 P.M.

810 N. Elmwood Ave \_\_\_\_\_ 60302  
 Address of Property \_\_\_\_\_ Street \_\_\_\_\_ Zip Code \_\_\_\_\_

16-06-406-011-0000 \_\_\_\_\_  
 Permanent Property Index No. \_\_\_\_\_

Type of Sale     Short     Foreclosure     Direct     Quit Claim Deed  
 \_\_\_\_\_  
 Type of Deed    Date of Deed

Full Actual Consideration  
 Include amount of mortgage and value of liabilities assumed    **EXEMPTION APPROVED**    \$ 0.00

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.    \$ 0.00 *AD*

**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) consideration less than \$500.00 - adding spouse to title

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.  
 Grantor (Seller): [Please Print]

Ann M. Primack, Trustee    810 N Elmwood Ave    60302  
 Name    Address    Zip Code  
*Ann M. Primack*    \_\_\_\_\_    \_\_\_\_\_  
 Signature (Seller or Agent)    Date Signed

Grantee (Buyer): [Please Print]  
 Ann M. Primack, Trustee & Lazar M. Primack    810 N Elmwood Ave    60302  
 Name    Address    Zip Code  
*Ann M. Primack*    *Lazar M. Primack*    \_\_\_\_\_  
 Signature (Buyer or Agent)    Date Signed

The Water Billing Division 708.358.5478 must certify that all water and sewer assessments are paid in full for the property to date.