

# UNOFFICIAL COPY

Doc#: 2202755150 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/27/2022 02:11 PM Pg: 1 of 4

**This Document Prepared By:**

THERESA CLANCY  
*Attorney at Law*  
Theresa Clancy Law

Dec ID 20220101691037

801 North Euclid Ave.

Oak Park, Illinois 60302  
(708) 819-1580

**After Recording, Return and  
Mail Tax Statements To:**

Daniel A. Nieto and  
Jolie E. Nieto, as co-Trustees  
1230 North Grove Ave.  
Oak Park, IL 60302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

The Grantors,

DANIEL A. NIETO and JOLIE E. NIETO, husband and wife,

Whose mailing address is 1230 North Grove Ave., Oak Park, IL 60302;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and quitclaim to:

DANIEL A. NIETO and JOLIE E. NIETO, as co-Trustees of THE NIETO TRUST, U/A  
dated December 8, 2021, the GRANTEE,

Whose mailing address is 1230 North Grove Ave., Oak Park, IL 60302;

And to Grantee's successors and assigns, all of the following described real estate situated in the  
County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.

Permanent Index Number: 16-06-106-011-0000

Site Address: 1230 North Grove Ave., Oak Park, IL.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption  
Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants,  
Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.  
**Said homestead real estate is specifically intended to be held as Tenants by the Entirety under  
765 ILCS 1005/1c, as amended, under the above-mentioned Trust Agreement, and said Trust  
Agreement so states the same.**

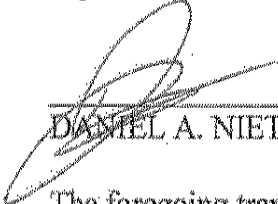
EXEMPTION AND

  
Steven E. Drexler, CFO  
Village of Oak Park

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The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on December 8, 2021, in Cook, Illinois.

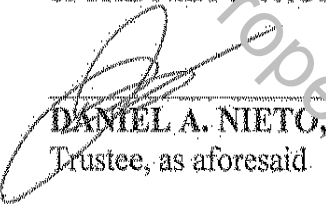
  
\_\_\_\_\_

DANIEL A. NIETO

  
\_\_\_\_\_

JOLIE E. NIETO

The foregoing transfer of title/conveyance is hereby accepted by DANIEL A. NIETO and JOLIE E. NIETO, of 1230 North Grove Ave., Oak Park, IL 60302, as co-Trustees under the provisions of THE NIETO TRUST.

  
\_\_\_\_\_

DANIEL A. NIETO,  
Trustee, as aforesaid.

  
\_\_\_\_\_

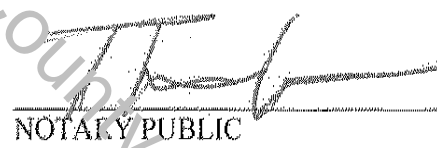
JOLIE E. NIETO,  
Trustee, as aforesaid.

STATE OF ILLINOIS )

) ss.

COUNTY OF COOK )

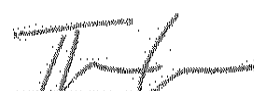
The foregoing instrument was acknowledged before me on this December 8, 2021, by DANIEL A. NIETO and JOLIE E. NIETO.

  
\_\_\_\_\_

NOTARY PUBLIC

My commission expires: 5/8/22



"Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act"	
<u>12/8/21</u>	
Date	Buyer, Seller or Representative

EXEMPTION APPROVED

  
Steven E. Dreyfus, CFO  
Village of Oak Park

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## STATEMENT BY GRANTOR AND GRANTEE

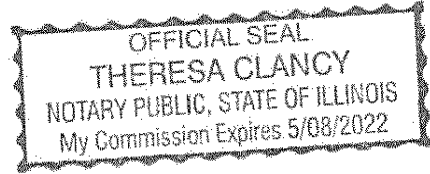
The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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.

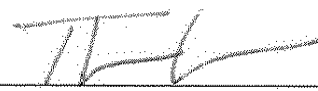
Dated this 8 day of December, 2021.

  
DANIEL A. NIETO

  
JOLIE E. NIETO

Subscribed and sworn to before me by the said Daniel A. Nieto and Jolie E. Nieto, this 8 day of December, 2021.



Notary Public: 

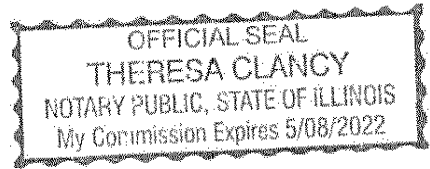
The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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.

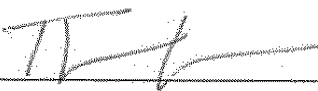
Dated this 8 day of December, 2021.

  
DANIEL A. NIETO

  
JOLIE E. NIETO

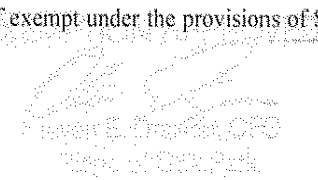
Subscribed and sworn to before me by the said Daniel A. Nieto and Jolie E. Nieto, this 8 day of December, 2021.



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



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## EXHIBIT A

Lot 15 in Block 1 In Salinger and Hubbard's Kenilworth Boulevard Addition to Oak Park, a Subdivision of the East 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 13 East of the Third Principal Meridian, In Cook County, Illinois

and more commonly known as 1230 North Grove Ave., Oak Park, IL 60302.

TAX PARCEL NUMBER: 16-06-106-011-0000

Property of Cook County Clerk's Office

EXEMPTION APPLIED  
*[Signature]*  
Cook County Clerk's Office  
Oak Park, IL