## **UNOFFICIAL COPY**

Doc#. 2208304035 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/24/2022 08:06 AM Pg: 1 of 4

Dec ID 20220301640491

This Document Prepared By:

THERESA CLANCY Attorney at Law Theresa Clancy Law

801 North Euclid Ave.

Oak Park, Illinois 60302 (708) 819-1580

After Recording, Return and Mail Tax Statements To:
KEVIN MCCRATH and TARA B. MCGRATH, as co-Trustees 912 North Ridgeland Ave.
Oak Park, IL 60302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUITCLAIM DEED

The Grantors,

KEVIN MCGRATH and TAR. P. MCGRATH, husband and wife,

Whose mailing address is 912 North Ridgeland Ave., Oak Park, IL 60302;

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

KEVIN MCGRATH and TARA B. MCCPATH, as co-Trustees of THE MCGRATH TRUST, U/A dated March , 2022, the GRANTEE.

Whose mailing address is 912 North Ridgeland 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 IL, to wit:

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

Permanent Index Number: 16-05-121-015-0000

Site Address: 912 North Ridgeland 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 APPROVED

Seven E. Drazik, (JP)

2208304035 Page: 2 of 4

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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 March 1, 2022, Cook Cook, Illinois.

KEVIN MCGRATH

The foregoing transfer of title/conveyance is hereby accepted by KEVIN MCGRATH and TARA B. MCGRATH, of 912 North Ridgeland Ave., Oak Park, IL 60302, as co-Trustees under the provisions of THE MCGRATH TRUST.

) ss.

KEVIN MCGRATIG

Trustee, as aforesaid

TARA B. MCGRATH,

Trustee, as aforesaid

STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged by fore me on this March , 2022, by KEVIN MCGRATH and TARA B. MCGRATH.

NOTARY PUBLIC

My commission expires: 5/8/22

OFFICIAL STAL

"Exempt under Paragre, b (e), Section 31-45;

Illinois Real Estate Transic, Tox Act"

Buyer, Seller or

Representative

Alacin of Oak Park

2208304035 Page: 3 of 4

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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 day of March, 2022.	
Khal	Jan B Mchal
KEVIN MCGRATH	TĂRA B. MCGRĂTH
Subscribed and sworn to before me by the said Kevin MCGRATH and Tara B. MCGRATH, this day of, 2022  Notary Public:	OFFICIAL SEAL Theresa Clancy NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 05/08/2022
The GRANTEE (or the agent for the GRANTEE) afterms the name of the GRANTEE shown on the deed or assignment person, an Illinois corporation or foreign corporation authorized in Illinois, a partnership authorized to do business or entity recognized as a person and authorized to do business tate of Illinois.	not of beneficial interest in a land trust is either a natural nounced to do business or acquire and hold title to real acquire and hold title to real acquire and hold title to real estate in Illinois, or other
Dated this day of March, 2022.	Ina B Mchel
KEVIN MCGRAJH	TARA B. MCGRATH
Subscribed and sworn to before me by the said Kevin MCGRATH and Tara B. MCGRATH, this	OFFICIAL SEAL Theresa Clarroy NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 05/08/2022
NOTE: Any power who Imaginal, wherite a follower many and any assessment	and denotes a financial about the anti-

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.)

Šiev<mark>en E. Drazněr, O</mark>P., Vilace of Oak Park

2208304035 Page: 4 of 4

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#### EXHIBIT A

Lot 26 in the Subdivision of the East 358.52 feet of Lot 11 of the Superior Court Commission's Partition of the South 1/2 of the South 85 acres of the Northwest 1/4 of Section 5 and the South 1/2 of the East 17 acres of the South 85 acres of the Northeast 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 912 North Ridgeland Ave., Oak Park, IL 60302.

NUMBE.

ODERATION OF COOK COUNTY CLERK'S OFFICE TAX.PARCEL/NUMBER: 16-05-12 I-015-0000

EXECUTION APPROVED (EXECUTED)