UNOFFICIAL COPY

Doc#. 2210501205 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/15/2022 10:04 AM Pg: 1 of 3

Dec ID 20220201637871

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:

Julie Kelly, as Trustee 718 Clinton Place River Forest, IL 603/5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantor,

JULIE KELLY, an unmarried woman,

Whose mailing address is 718 Clinton Place, River Forest, IL 60305;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and quitclaims to:

Whose mailing address is 718 Clinton Place, River Forest, IL 60305;

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:

THE SOUTH HALF OF LOT 31 IN RIVER FOREST LAND ASSOCIATION TO RIVER FOREST IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRL PKINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 15-12-203-023-0000

Site Address: 718 Clinton Place, River Forest, 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.

VILLAGE OF RIVER FOREST

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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 February 2022, in Cook, Illinois.

JULIE KELLY

The foregoing transfer of title/conveyance is hereby accepted by JULIE KELLY, of 718 Clinton Place, River Forest, IL 60305, as Trustee under the provisions of THE JULIE KELLY TRUST.

JULIE KELLY,

Trustee, as aforesaid

STATE OF ILLINOIS

) ss.

COUNTY OF COOK

The foregoing instrument was acknowledged or fore me on this February 26, 2022, by JULIE KELLY.

NOTALY PUBLIC

My commission expires: 5/8/22

OFFICIAL SEAL
Theresa Clancy
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/08/2022

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

Illinois Real Estate Transfer Tax Act"

Date

Buyer, Seller or

Representative

EXEMPTION APPROVED VILLAGE OF RIVER FOREST

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SPATEMENT BY GRANTER AND GRANTEE

The GRANTOR (or the agent for the GRANTOR) 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 day of February, 2022.

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) 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 ______day of February, 2022.

2022,

Notary Public:

JULIE KELLY

OFFICIAL SEAL
Theresa Clancy
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/08/2022

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.)

EXEMPTION APPROVED VILLAGE OF RIVER FOREST