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Doc# 2215822043 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2022 12:06 PM PG: 1 OF 5

QUIT CLAIM DEED

THE GRANTORS, Joel Abbott D'Alba, a married man, and as Trustee of the Joel A. D'Alba Trust dated April 3, 2014, and Robyn Grant D'Alba, a married woman, both of Oak Park, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Robyn Grant D'Alba, as Trustee for the Robyn G. D'Alba Trust dated April 3, 2014, their entire interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

REAL ESTATE TRANSFER TAX

		COUNTY:	07-Jun-2022	0.00
		ILLINOIS:		0.00
		TOTAL:		0.00
16-07-210-004-0000	20220501614130	0-712-761-424		

Legal Description:

See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 16-07-210-004-0000

Address(es) of Real Estate: 320 N. Scoville Ave., Oak Park, Illinois 60302

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide

the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have

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Village of Oak Park

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been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 29th day of August, 2020.

Joel A. D'Alba
Grantor, individually and as Trustee of the Joel A. D'Alba Trust

Robyn G. D'Alba
Grantor

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Joel Abbott D'Alba and Robyn Grant D'Alba, personally known to me to be the same person whose name is subscribed to the foregoing

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Steven E. Drazner, CFO
Village of Oak Park

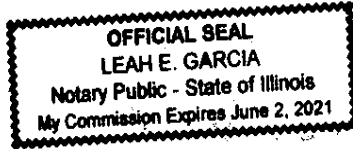
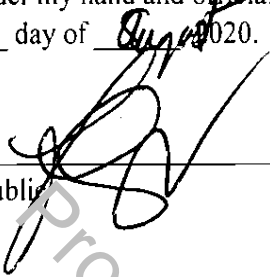
Initials RG

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instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29 day of August 2020.

Notary Public

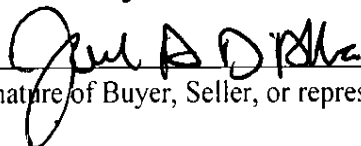


This instrument was prepared by Amy S. Pokras, Pokras Law Offices, 1100 S. Humphrey Ave., Oak Park, IL 60304.

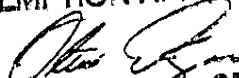
Mail to: Robyn Grant D'Alba 320 N. Scoville Ave. Oak Park, IL 60302	Send Subsequent tax bills to: Robyn Grant D'Alba 320 N. Scoville Ave. Oak Park, IL 60302
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EXEMPT UNDER PROVISIONS OF PARAGRAPH D OF SECTION 4, REAL ESTATE TRANSFER ACT.

Date: August 29, 2020


Signature of Buyer, Seller, or representative

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Exhibit A

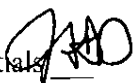
Legal Description:

LOT 15 IN BLOCK 11 IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7, ALSO THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

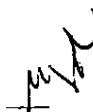
P.I.N.: 16-07-270-004-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of 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 8/29/2020 Joel A. D'Almeida
Signature: Joel A. D'Almeida
Grantor, Individually and as Trustee

Signature: Rolyn B. D'Almeida
Grantor

Subscribed and sworn to before me
by the said affiant(s) this 29 day of
August, 2020.



Notary Public [Signature]

The grantee or 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 and hold title to real estate under the laws of the State of Illinois.

Dated 08/29/2020
Signature: Rolyn B. D'Almeida
Grantee, Individually and as Trustee

Subscribed and sworn to before me
by the said affiant(s) this 29 day of
August, 2020.



Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached 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 Act)

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[Signature]
Steven E. Drazner, CFO
Village of Oak Park

Initials RBD