

# UNOFFICIAL COPY

Doc#. 2224118107 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/29/2022 09:14 AM Pg: 1 of 5  
Dec ID 20220801620363

MAIL TO:  
JOHN SUMNER MAJER  
1617 N. Hoyne  
Chicago, IL 60647

SEND TAX BILLS TO:  
Janet L. Ferguson  
326 S. Ridgeland Unit 1  
Oak Park, IL 60302

## TRUSTEE'S DEED INTO TRUST

The GRANTOR, Janet L Ferguson, Trustee of the JANET L. FERGUSON DECLARATION OF TRUST, dated May 23, 2007, and other good and valuable considerations in hand paid, conveys and quits claim to Janet L Ferguson, Trustee of the JANET L. FERGUSON DECLARATION OF TRUST, dated May 23, 2007 and Michelle Thomas, Trustee of the MICHELLE THOMAS SELF DECLARATION OF TRUST dated February 28, 2013, as tenants in common, not joint tenants, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 326-A IN THE ARBOR PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 16 AND 17 IN BLOCK 55 IN RIDGELAND, BEING A SUBDIVISION OF SECTION 7 AND 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99631268, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE THE PARKING SPACES 23 AND 24, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Permanent Real Estate Index Number: 16-08-312-023-1011

Address of Real Estate: 326 South Ridgeland, Unit 1, Oak Park, Illinois, 60302

Subject to Covenants, Conditions, Restrictions and easements of record, public utility easements and other easements of record, leases, tenancies, and taxes not yet due and payable but hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

EXEMPTION APPROVED

  
Steven E. Drazer, CFO  
Village of Oak Park

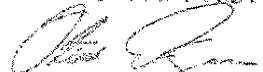
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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in

EXEMPTION APPROVED

  
Steven E. Drafter, CFO  
Village of Oak Park


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this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor have set their hand and seal this 9 day of August, 2022.

 (SEAL)  
Janet L. Ferguson,  
Trustee

JANET L. FERGUSON DECLARATION OF TRUST

State of Illinois     )  
  ) ss.  
County of Cook     )

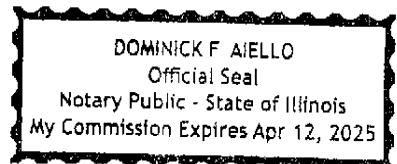
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Janet L. Ferguson, Trustee of the JANET L. FERGUSON DECLARATION OF TRUST, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 seal this 9 day of August, 2022.

  
NOTARY PUBLIC

EXEMPTION APPROVED

  
Steven E. Drazner, CFO  
Village of Oak Park



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Exempt under provisions of Paragraph E, Section 31-45, of  
the Real Estate Transfer Tax Law. (35 ILCS 200/31-45)

8/9/22  
Date

Janet P. Ferguson  
Grantor or Agent

This instrument was prepared by John Sumner Majer, 1617 N.  
Hoyne, Chicago, IL 60647.

Property of Cook County Clerk's Office

EXEMPTION APPROVED

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

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

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 (**ABI**) 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 another 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: Aug 09, 2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

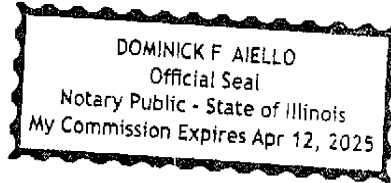
Subscribed and sworn to before me, Name of Notary Public: Dominick F Aiello

By the said (Name of Grantor): Janet L Ferguson

On this date of: 8 | 9 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 8 | 10 | 2022

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

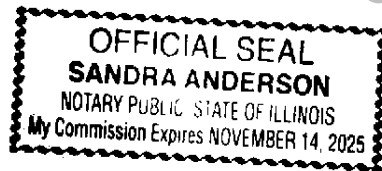
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): [Signature]

On this date of: 8 | 10 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

rev. on 10.17.2016

EXEMPTION APPROVED

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