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Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2022 02:01 PM Pg: 1 of 4
Dec ID 20220801624571

This Document Prepared By:
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Attorney at Law
Theresa Clancy Law

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Oak Park, Illinois 60302
(708) 819-1580

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

John Phillip Morgan III and
Anne Marie Fosnacht Morgan,
as co-Trustees
221 Keystone Ave.
River Forest, IL 60305

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantors,

JOHN PHILLIP MORGAN III and ANNE MARIE FOSNACHT MORGAN, husband and
wife,

Whose mailing address is 221 Keystone Ave., River Forest, IL 60305;

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

JOHN PHILLIP MORGAN III and ANNE MARIE FOSNACHT MORGAN, as co-
Trustees of THE MORGAN TRUST, U/A dated July 13, 2022, the GRANTEE,

Whose mailing address is 221 Keystone Ave., 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 IL, to wit:

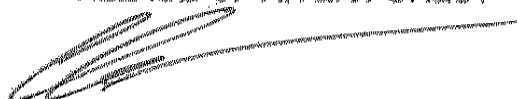
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.

Permanent Index Number: 15-12-307-021-0000

Site Address: 221 Keystone Ave., 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.
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.

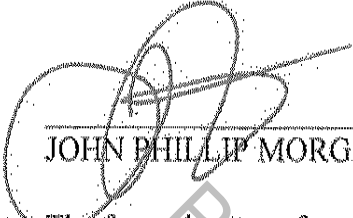
EXEMPTION APPROVED
VILLAGE OF RIVER FOREST




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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 July 13, 2022, County of Cook, Illinois.

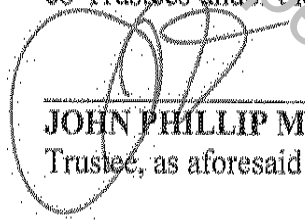


JOHN PHILLIP MORGAN III

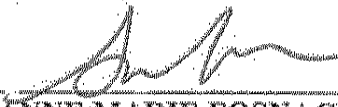


ANNE MARIE FOSNACHT MORGAN

The foregoing transfer of title/conveyance is hereby accepted by JOHN PHILLIP MORGAN III and ANNE MARIE FOSNACHT MORGAN, of 221 Keystone Ave., River Forest, IL 60305, as co-Trustees under the provisions of THE MORGAN TRUST.



JOHN PHILLIP MORGAN III
Trustee, as aforesaid



ANNE MARIE FOSNACHT MORGAN,
Trustee, as aforesaid

STATE OF ILLINOIS

)
) ss.

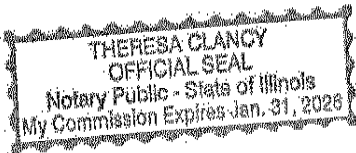
COUNTY OF COOK

The foregoing instrument was acknowledged before me on this July 13, 2022, by JOHN PHILLIP MORGAN III and ANNE MARIE FOSNACHT MORGAN.

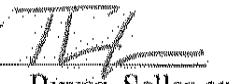


NOTARY PUBLIC

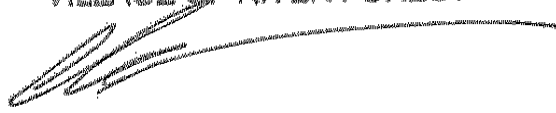
My commission expires: 1/31/26



"Exempt under Paragraph (c), Section 31-45; Illinois Real Estate Transfer Tax Act"

7/13/22 
Date Buyer, Seller or Representative

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VILLAGE OF RIVER FOREST



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EXHIBIT A

LOT 4 IN WASHINGTON SCHOOL RESUBDIVISION OF PART OF THE WEST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 26, 1999 AS DOCUMENT 99192783

and more commonly known as 221 Keystone Ave., River Forest, IL 60305.

TAX PARCEL NUMBER: 15-12-307-021-0000

Property of Cook County Clerk's Office

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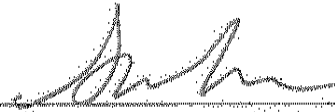
STATEMENT BY GRANTOR AND GRANTEE

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 13 day of July, 2022.

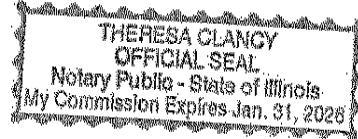


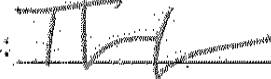
JOHN PHILLIP MORGAN III



ANNE MARIE FOSNACHT MORGAN

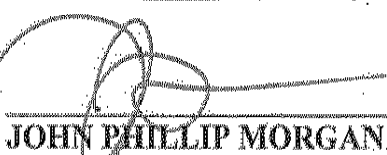
Subscribed and sworn to before me by the said John Phillip Morgan III and Anne Marie Fosnacht Morgan, this 13 day of July, 2022.



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 13 day of July, 2022.




JOHN PHILLIP MORGAN III



ANNE MARIE FOSNACHT MORGAN

Subscribed and sworn to before me by the said John Phillip Morgan III and Anne Marie Fosnacht Morgan, this 13 day of July, 2022.



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.)

EXEMPTION APPROVED
VILLAGE OF RIVER FOREST

