

# UNOFFICIAL COPY

Doc#: 2316612101 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/15/2023 11:45 AM Pg: 1 of 4

This Document Prepared By:  
THERESA CLANCY

Dec ID 20230501627310

Theresa Clancy Law

801 N Euclid Ave

Oak Park, Illinois 60302  
(708) 819-1580

After Recording, Return and  
Mail Tax Statements To:

Sean P. O'Shea and Julie A. O'Shea, as co-Trustees  
413 South Grove Avenue  
Oak Park, IL 60302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

The Grantors,

SEAN P. O'SHEA and JULIE A. O'SHEA, husband and wife,

Whose mailing address is 413 South Grove Avenue, Oak Park, IL 60302;

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

SEAN P. O'SHEA and JULIE A. O'SHEA, as co-Trustees of THE O'SHEA TRUST, U/A dated May  
17, 2023, the GRANTEE,

Whose mailing address is 413 South Grove Avenue, Oak Park, IL 60302;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook  
County, State of IL, to wit:

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

Permanent Index Number: 16-07-326-010-0000

Site Address: 413 South Grove Avenue, 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.**

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: May 17, 2023, Cook County, Illinois.


EXEMPTION APPROVED  
Steven E. Drazner, CFC  
Village of Oak Park

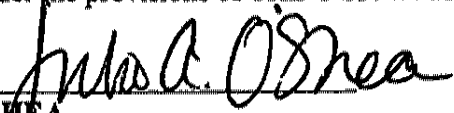
  
SEAN P. O'SHEA

  
JULIE A. O'SHEA

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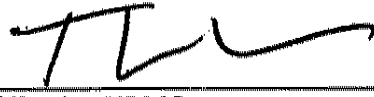
The foregoing transfer of title/conveyance is hereby accepted by SEAN P. O'SHEA and JULIE A. O'SHEA,, of 413 South Grove Avenue, Oak Park, IL 60302, as co-Trustees under the provisions of THE O'SHEA TRUST.

  
SEAN P. O'SHEA,  
Trustee, as aforesaid

  
JULIE A. O'SHEA,  
Trustee, as aforesaid

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me on this May 17 2023, by SEAN P. O'SHEA and JULIE A. O'SHEA.

  
NOTARY PUBLIC

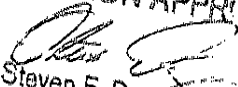
My commission expires: January 31, 2026



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

5/17/23   
Date Buyer, Seller or Representative

EXEMPTION APPROVED

  
Steven E. Drazner, CFC  
Village of Oak Park

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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.

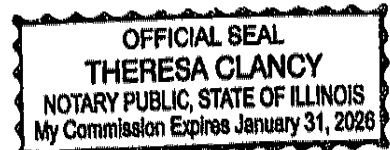
Dated this 17 day of May, 2023.

[Signature]  
SEAN P. O'SHEA

[Signature]  
JULIE A. O'SHEA

Subscribed and sworn to before me by the said Sean P. O'Shea and Julie A. O'Shea, this 17 day of May, 2023.

Notary Public: [Signature]



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.

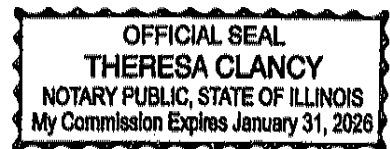
Dated this 17 day of May, 2023.

[Signature]  
SEAN P. O'SHEA

[Signature]  
JULIE A. O'SHEA

Subscribed and sworn to before me by the said Sean P. O'Shea and Julie A. O'Shea, this 17 day of May, 2023.

Notary Public: [Signature]



NOTATION APPROVED  
Steven E. Drazier, OFC.  
Village of Oak Park

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## EXHIBIT A

Lot 4 in Block 3 in the Subdivision of Blocks 2, 3 and 4 in Force's Subdivision of the East half of the South East Quarter of the South West Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois

and more commonly known as 413 South Grove Avenue, Oak Park, IL 60302.

TAX PARCEL NUMBER: 16-07-326-010-0000

Property of Cook County  
EXEMPTION APPLICANT  
  
Steven E. Draeger, CFP®  
Village of Oak Park  
Office