

UNOFFICIAL COPY

Doc#: 2317213060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2023 10:35 AM Pg: 1 of 5

QUITCLAIM DEED

2302499IL

Dec ID 20230601651769
ST/CO Stamp 2-111-485-648

GRANTOR, RUSSELL AINSWORTH, an unmarried man, and COURTENAY A. AINSWORTH, also known as COURTNEY AINSWORTH, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 432 N. Grove Avenue, Oak Park, IL 60302, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, COURTENAY AINSWORTH, an unmarried woman (herein, "Grantee"), whose address is 432 N. Grove Avenue, Oak Park, IL 60302, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 432 N. Grove Avenue, Oak Park,
IL 60302

Permanent Index Number: 16-07-105-002-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

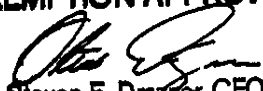
Dated this 10 day of June, 2023.

When recorded return to:
ADVOCUS TITLE
1 SOUTH WACKER DR.
24TH FLOOR
CHICAGO, IL 60606

Send subsequent tax bills to:
COURTENAY A. AINSWORTH
432 N. GROVE AVENUE
OAK PARK, IL 60302

This instrument prepared by:
LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

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GRANTOR

Ra
Russell Ainsworth

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on June 10, 2023, by Russell Ainsworth.

[Affix Notary Seal]

Notary Signature: *Danielle Morgan*

Printed name: Danielle Morgan

My commission expires: 07.30.2026



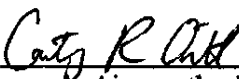
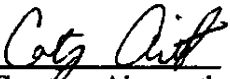
Property of Cook County Clerk's Office

EXEMPTION APPROVED

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

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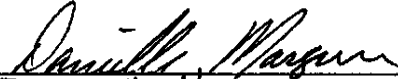
GRANTOR



 Courtney A. Ainsworth, also known as Courtney Ainsworth
 DM CRA Courtney R DM CA Courtney

STATE OF Illinois
 COUNTY OF Cook

This instrument was acknowledged before me on June 10, 2023, by Courtenay A. Ainsworth, also known as Courtney Ainsworth.

[Affix Notary Seal]

Notary Signature: 
 Printed name: Danielle Morgan
 My commission expires: 07.30.2026




EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100


 Signature of Buyer/Seller/Representative

6/10/2023
 Date

EXEMPTION APPROVED


 Steven E. Drazner, CFO
 Village of Oak Park

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EXHIBIT A

[Legal Description]


THE NORTH 72 FEET OF THE SOUTH 122 FEET OF THE WEST 1/2 (EXCEPT THE WEST 33 FEET) OF LOT 1 IN BLOCK 1 IN KATTLESTRINGS ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTHERN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.


The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

23-081365 (SB)

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

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STATEMENT BY GRANTOR AND GRANTEE

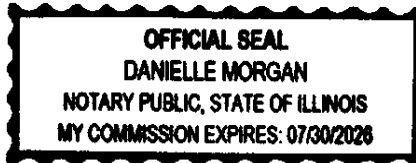
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 6/10/2023

Signature: [Signature]
Grantor or Agent
RUSSELL AINSWORTH

Subscribed and sworn to before me by the said Russell Ainsworth this 10 day of June, 2023.

Notary Public [Signature]



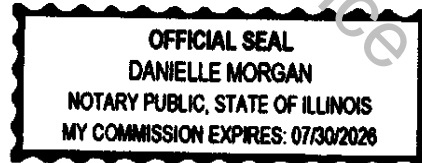
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 6/10/2023

Signature: [Signature]
Grantee or Agent
COURTENAY AINSWORTH

Subscribed and sworn to before me by the said Courtenay Ainsworth this 10 day of June, 2023.

Notary Public [Signature]



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 Act.)