

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTOR(S), John W. Bowman single and Christine C. Klepper, single of the Village of Oak Park, County of Cook, State of Illinois, for and in consideration of ten dollars and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) all interest to John W. Bowman as Trustee under the John W. Bowman Declaration of Trust dated 6/12/23 as to an undivided One Half (1/2) interest, and Christine C. Klepper as Trustee

Doc#: 2321210200 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 04:07 PM Pg: 1 of 4

Dec ID 20230601644772
ST/CO Stamp 1-797-042-640

under the Christine C. Klepper Declaration of Trust dated 6/12/23 as to an undivided One Half (1/2) interest and onto all and every successor or successors in trust under said Declaration of Trust, the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT 1-N AND G1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIDGELAND OAKS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 00290977, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF THE EAST HALF OF SECTION 7, ALSO THE NORTHWEST QUARTER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois. Providing for the exemption of homesteads from sale on execution or otherwise.

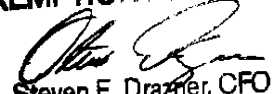
Property address: 149 N. Ridgeland Avenue, Unit 1N and G1, Oak Park, IL 60302

PIN: 16-07-223-028-1002 & 16-07-223-028-1007

Dated this 12 day of June, 2023

FIDELITY NATIONAL TITLE
WJ23013486ACCOM

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

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John W. Bowman
John W. Bowman

Christine C. Klepper
Christine C. Klepper

State of Illinois
County of COOK

I, the undersigned, a Notary Public/Attorney in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John W. Bowman and Christine C. Klepper, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this 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 Notarial Seal this 12th day of June, 2023.

[Signature]
NOTARY PUBLIC

IMPRESS SEAL HERE

Mail Tax Bill: John W. Bowman and Christine C. Klepper, 646 Clarence Avenue, Oak Park, IL 60304

This instrument by & Mail to: Isaac C. Franco, Ozinga, Lepore, Campbell & Lord: 11950 S. Harlem, Suite 101, Palos Heights, IL 60463

Exempt under provisions of Paragraph E Section 4, Real Estate Transfer Tax Act.
Date: 6/12, 2023 [Signature]
Representative

EXEMPTION APPROVED

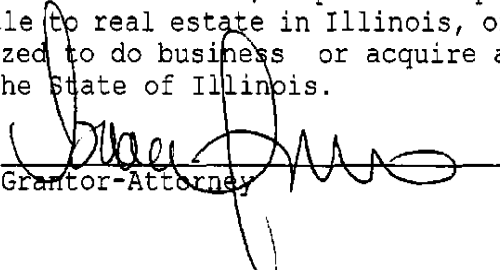
[Signature]
Steven E. Drazner, CFO
Village of Oak Park

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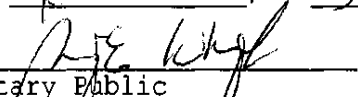
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

GRANTOR/GRANTEE AFFIDAVIT

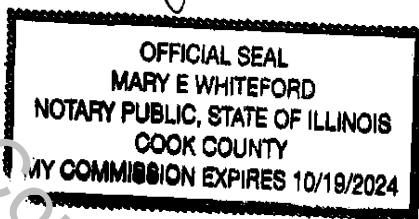
To the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to real estate in Illinois, a partnership authorized 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.



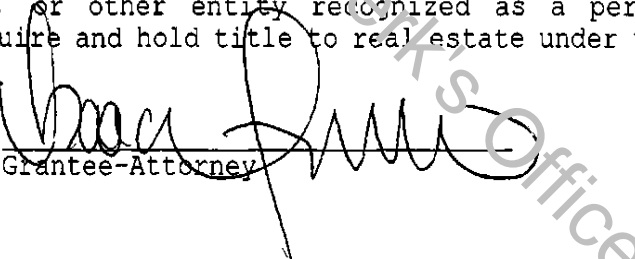
Grantor-Attorney

SUBSCRIBED and SWORN to
before me this 12th day
of June, 2023.


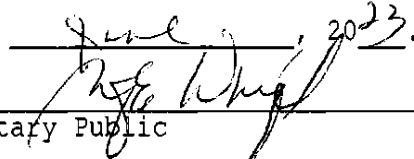
Notary Public



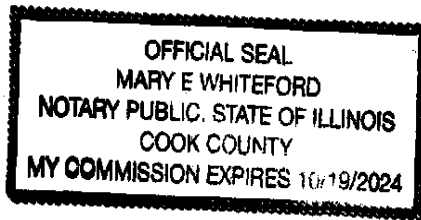
The name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title 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.




Grantee-Attorney

SUBSCRIBED and SWORN to
before me this 12th day
of June, 2023.




Notary Public



EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX		25-Jul-2023	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
16-07-223-028-1002		 20230601644772 1-797-042-640	

Property of Cook County Clerk's Office