

UNOFFICIAL COPY

Doc#. 2322929074 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/17/2023 02:40 PM Pg: 1 of 4

This Document Prepared By:
THERESA CLANCY

Theresa Clancy Law

Dec ID 20230801689082

801 N Euclid Ave

Oak Park, Illinois 60302
(708) 819-1580

After Recording, Return and
Mail Tax Statements To:

Ross DeReu and
Hilary DeReu, as co-Trustees
335 Gale Avenue
River Forest, IL 60305

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantors,

ROSS DEREU and HILARY DEF EU, husband and wife,

Whose mailing address is 335 Gale Avenue, River Forest, IL 60305;

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

ROSS DEREU and HILARY DEREU, as co-Trustees of THE DEREU TRUST, U/A dated July 31, 2023,
the GRANTEE,

Whose mailing address is 335 Gale Avenue, 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: 15-12-300-006-0000

Site Address: 335 Gale Avenue, 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

Catherine Boyer

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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.

July 31, 2023

Ross Dereu
ROSS DEREU

Hilary Dereu
HILARY DEREU

The foregoing transfer of title/conveyance is hereby accepted by ROSS DEREU and HILARY DEREU,, of 335 Gale Avenue, River Forest, IL 60305, as co-Trustees under the provisions of THE DEREU TRUST.

Ross Dereu
ROSS DEREU,
Trustee, as aforesaid

Hilary Dereu
HILARY DEREU,
Trustee, as aforesaid

STATE OF ILLINOIS

COUNTY OF COOK COUNTY

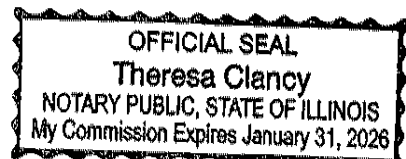
)
) ss.

The foregoing instrument was acknowledged before me on this July 31, 2023, by ROSS DEREU and HILARY DEREU.

Theresa Clancy
NOTARY PUBLIC

My commission expires: January 31, 2026

"Exempt under Paragraph (e), Section 71-45; Illinois Real Estate Transfer Tax Act"	
<u>7/31/23</u>	<u>TH</u>
Date	Buyer, Seller or Representative



EXEMPTION APPROVED
VILLAGE OF RIVER FOREST
Catherine Bayer

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EXHIBIT A

PARCEL 1: THE SOUTH 52 FEET OF LOT 11 IN BLOCK 2 IN GALE AND BLOCKI'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2: THE WEST HALF OF VACATED ALLEY EAST OF AND ADJOINING THE SOUTH 52 FEET OF LOT 11 IN BLOCK 2 IN GALE AND BLOCKI'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

and more commonly known as 335 Gale Avenue, River Forest, IL 60305.

TAX PARCEL NUMBER: 15-12-300-006-0000

Property of Cook County Clerk's Office

EXEMPTION APPROVED
VILLAGE OF RIVER FOREST

Catherine Boyer

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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.

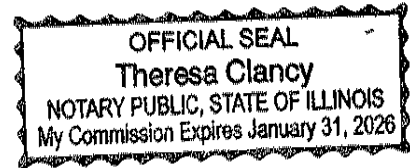
Dated this 31 day of July, 2023.

Ross Dereu
ROSS DEREU

Hilary Dereu
HILARY DEREU

Subscribed and sworn to before me by the said Ross Dereu and Hilary Dereu, this 31st day of July, 2023.

Notary Public: *Theresa Clancy*



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.

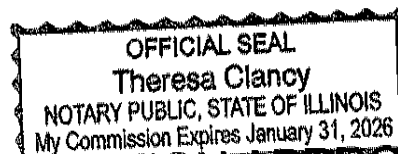
Dated this 31 day of July, 2023.

Ross Dereu
ROSS DEREU

Hilary Dereu
HILARY DEREU

Subscribed and sworn to before me by the said Ross Dereu and Hilary Dereu, this 31 day of July, 2023.

Notary Public: *Theresa Clancy*



EXEMPTION APPROVED
VILLAGE OF RIVER FOREST

Catherine Boya