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TRUSTEES' QUIT CLAIM DEED Illinois

AFTER RECORDING MAIL TO: Jason C. Tunquist, Esq. Lyons Law Group, LLC

Downers Grove, IL 60515

5333 Main Street

Doc# 2325008057 Fee \$93.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREH A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/07/2023 12:25 PM PG: 1 OF 3

NAME AND ADDRESS OF TAXPAYER:

Robert S. Og'e Joan A. Werner 1414 Willow Avenue Western Springs, Linois 60558

THE GRANTORS, Robert S. Ogle (who is also sometimes known as Robert Steven Ogle) and Joan A. Werner (who is also sometimes known as Joan Allison Werner), currently residing at 1414 Willow Avenue, Western Springs, Illinois 60558, not individually but as Trustees of The Werner-Ogle Trust dated December 5, 2018 for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY, TRANSFER and OUITCLAIM unto Robert S. Ogle and Joan A. Werner, husband and wife, currently residing at 1414 Willow Avenue, Western Springs, Illinois 60558, the following described real estate situated in the County of Cook, in the State of Illinois, to be held not as tenants in common or as joint tenants but as TENANTS EY THE ENTIRETY, to wit:

PARCEL 1:

THE SOUTH 100 FEET OF LOT 15 (EXCEPT THE EAST 13 FEET THEREOF) IN DIETRICHS RESUBDIVISION OF LOTS 6 7 AND 8 IN DIETRICHS RESUBDIVISION OF LOTS 1, 2 AND 3 AND THE SOUTH HALF AND THE WEST 185.86 FEET OF THE NORTH HALF OF LOT 4 AND LOTS 7 TO 12 INCLUSIVE (EXCEPT THE EAST 58 FEET OF LOTS 7 AND 8) IN BLOCK 14 ALL BLOCK 15 AND LOTS 1 TO 13 INCLUSIVE IN BLOCK 16 IN EAST HINSDALE A SUBDIVISION OF THE EAST HALF OF THAT PART OF THE EAST HALF OF THE SOUTH WEST QUARTER LYING NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD ALL IN SECTION 6, TOWNSHIP 38 NORTH, RAINGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 3 (EXCEPT THE WEST 78 FEET THEREOF) IN BLANK'S RESUBDIVISION OF LOTS 16 AND 17 IN DIETRICH'S RESUBDIVISION OF LOTS 6, 7 AND 8 OF DIETRICH'S RESUBDIVISION OF LOTS 1, 2 AND 3 AND THE SOUTH HALF AND THE WEST 185.86 FEET OF THE NORTH HALF OF LOT 4 AND LOTS 7 TO 12 INCLUSIVE (EXCEPT THE EAST 58 FEET OF LOTS 7 AND 8) IN BLOCK 14 ALL OF BLOCK 15 AND LOTS 1 TO 13 INCLUSIVE IN BLOCK 16 IN EAST HINSDALE A SUBDIVISION OF THE EAST HALF OF THAT PART OF THE EAST HALF OF THE SOUTH WEST QUARTER LYING NORTH OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD ALL IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER T	AX 29-Aug-2023
REAL ESTATE TOUR	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
40.00.007.070.0000	120230801604997 1-245-599-184



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Permanent Index Numbers: 18-06-307-020-0000

Property Address: 1414 Willow Avenue, Western Springs, IL 60558

The Grantors waive and release all rights under the homestead exemption laws of the State of Illinois. Subject to covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hand and seal this 17th day of August, 2023.

B > g	
	(SEAL) Goan (L. Wunn (SEAL)
Robert S. Ogle. as Trustee of the Werner	-Ogle Trust Joan A. Werner, as Trustee of the Werner-Ogle Trust
dated December 5, 2018	dated December 5, 2018
Acceptance by Grance(s)	
2 0	
K ·	1- 011
- Ox	(SEAL) Joan a. Werner (SEAL
Robert S. Ogle, Grantee	Joan A. Werner, Grantee
STATE OF ILLINOIS) SS	
COUNTY OF DUPAGE)	4
CERTIFY that Robert S. Ogle and Joan Anames are subscribed to the foregoing insin person and acknowledged that they significantly statements of the control	blic in and for said county, in the State aforesaid, DO HEREB A. Werner, personally known to me to be the same persons who strument individually and as Trustee, appeared before me this dagned, sealed and delivered the said instrument individually and a or the uses and purposes therein set forth, including the release are
Given under my hand and notarial seal, t	his 17th day of August, 2023.
Notary Public	
Notary Fublic 1	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
OFFICIAL SEAL	COUNTY-ILLINOIS TRANSFER STAMPS:
JASON TUNQUIST NOTARY PUBLIC - STATE OF ILLINOIS	EXEMPT UNDER PROVISIONS OF PARAGRAPH E
MY COMMISSION EXPIRES:09/13/24	SECTION 31-45, REAL ESTATE TRANSFER TAX
·	LAW
NAME AND ADDRESS OF	A 17 2022
NAME AND ADDRESS OF	August 17, 2023
PREPARER:	K 5 5
Jason C. Tunquist, Esq. Lyons Law Group, LLC	Robert S. Ogle, Grantor
5333 Main Street	Robert B. Ogie, Grantor
Downers Grove, IL 60515	Aron a. Werner
Telephone Number (630) 852-2529	Joan A. Werner, Grantor

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### GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### **GRANTOR SECTION**

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest **(ABI)** 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 another 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.

partnership authorized to do business or acquire and hold title to re	eal estate in Illinois, or another 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.
DATED: 8 17 1, 20 23	SIGNATURE: Joan a. Werrer  GRANTOR OF AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by the	e NOTARY who witnesses the GRANTOR signature.
Subscribed and sworn to before me, Name of Notary Public:	Jason C. Tunquist
By the said (Name of Grantor): John A. Werne	AFFIX NOTARY STAMP BELOW
On this date of:    1   1   20 2 3    NOTARY SIGNATURE:	OFFICIAL SEAL JASON TUNQUIST NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/13/24
GRANTEE SECTION	
The <b>GRANTEE</b> or her/his agent affirms and verifies that the nar ie	of the <b>GRANTEE</b> shown on the deed or assignment
of beneficial interest (ABI) 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 recogni	zed as a person and authorized to do business or
acquire and hold title to real estate under the laws of the State of II	llinois.
DATED: 8   17  , 20 23	SIGNATURE: Con a. Wuner
	GRANTEE or AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the	
Subscribed and sworn to before me, Name of Notary Public:	JASON C. TINQUE
By the said (Name of Grantee): Joan A. Wurner	AFFIX NOTARY STAME BELOW
On this date of: 11 , 20 23  NOTARY SIGNATURE:	OFFICIAL SEAL JASON TUNQUIST NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/13/24

### CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art, 31)