

# UNOFFICIAL COPY

Doc#: 2327125087 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/28/2023 11:34 AM Pg: 1 of 5

Dec ID 20230901631832

Prepared By:  
Rhys J. Williams, Armstrong Teasdale LLP  
7700 Forsyth Blvd., Suite 1800, St. Louis, MO 63105

Mail Tax Statement to: Michael I. Cohen, 48 Le Moyne Parkway, Oak Park, IL 60302

Return to: Covius Settlement Services, LLC, 2001 NE 46th Street, STE 25, Kansas City, MO  
64116

Reference Number: 10837694

Permanent Real Estate Index Number: 16-05-105-027-0000

## QUITCLAIM DEED

MICHAEL I. COHEN, divorced-not remarried, whose mailing address is 48 Le Moyne Parkway, Oak Park, IL 60302 and KATHERINE D. KAPLAN formerly known as KATHERINE D. COHEN, divorced-not remarried, whose mailing address is 202 Harrison Street, Oak Park, IL 60304 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto MICHAEL I. COHEN, an unmarried man, in fee simple, whose address is 48 Le Moyne Parkway, Oak Park, IL 60302, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS. TO WIT: LOT 21 IN BLOCK 2 IN FAIR OAKS TERRACE, BEING A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Being the same property conveyed unto Michael I. Cohen and Katherine D. Cohen, as husband and wife, not as joint tenants with right of survivorship, nor as tenants in common, but as tenants by the entirety, by Deed dated June 22, 2005 and recorded July 13, 2005, in Instrument No. 0519422038, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 48 Le Moyne Parkway, Oak Park, IL 60302

# UNOFFICIAL COPY

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 15 day  
September, 2023.

Kay (Seal)  
KATHERINE D. KAPLAN formerly  
known as KATHERINE D. COHEN

STATE OF ILLINOIS }  
COUNTY OF } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, KATHERINE D. KAPLAN formerly known as KATHERINE D. COHEN, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of September 15, 2023.

Suela Sulo  
Notary Public  
My Commission expires: 04/22/2025



This document is provided to the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph e Section 31.45, Property Tax Code.

Date: 09/15/2023

Signature of Grantor:

Kay  
KATHERINE D. KAPLAN formerly known  
as KATHERINE D. COHEN



EXEMPTION APPROVED

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

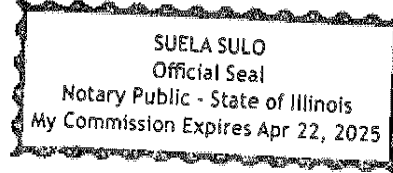
# UNOFFICIAL COPY

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Grantor Hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 15 day September, 2023.

[Signature] (Seal)  
MICHAEL I. COHEN

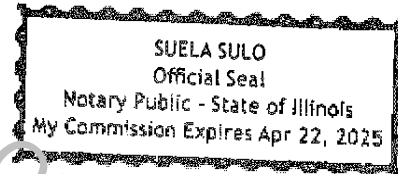


STATE OF ILLINOIS }  
COUNTY OF \_\_\_\_\_ } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MICHAEL I. COHEN, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of September 15, 2023.

[Signature]  
Notary Public  
My Commission expires: 04/22/2025



This document is provided to the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph e Section 31.45, Property Tax Code.

Date: 09/15/2023

Signature of Grantor:

[Signature]  
MICHAEL I. COHEN

EXEMPTION APPROVED

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

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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.

DATED: 9 | 15 | 20 23

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

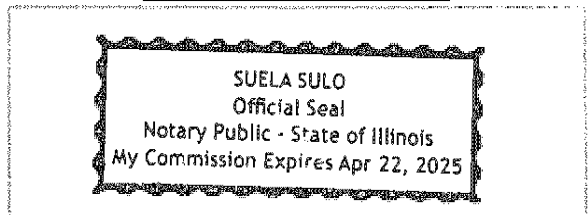
SUE LA SULO

By the said (Name of Grantor): FATUWINE KAPLOW

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 15 | 20 23

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that 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 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.

DATED: 09 | 15 | 20 23

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

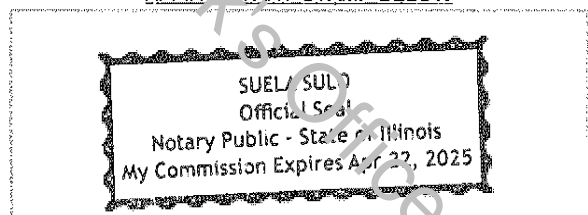
SUE LA SULO

By the said (Name of Grantee): Michael T. Cohen

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 15 | 20 23

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

rev. on 10.17.2016

### EXEMPTION APPROVED

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

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## EXEMPT TRANSFERS

(Check the Appropriate Box)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- A. Transfers of real property made prior to May 21, 1979 where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes or acquired by any international organization not subject to local taxes under applicable law;  
(Copy of IRS granting tax exempt status must be attached)
- C. Transfers in which the deed, assignment or other instrument of transfer secures debt or other obligations;
- D. Transfers in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;  
Provide bankruptcy court docket number: \_\_\_\_\_;
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.