

# UNOFFICIAL COPY

Doc#: 2329347019 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/20/2023 09:36 AM Pg: 1 of 4

## QUITCLAIM DEED

Dec ID 20231001651712  
ST/CO Stamp 1-790-745-552

The Grantor, JOSEPH W. OAKES, single and never married, of the City of Palos Hills, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND QUITCLAIMS to:

JOSEPH W. OAKES, AS TRUSTEE  
OF THE JOSEPH W. OAKES  
REVOCABLE TRUST DATED  
SEPTEMBER 11, 2023

of 9196 South Road, Palos Hills, IL 60465, the following described real estate situated in Cook County, Illinois, to-wit:

UNIT 9196B IN WOODS EDGE CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN PARTS OF LOT "A" (EXCEPT THAT PART FALLING IN KEANE AVENUE) IN McGRATH & AHERN SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "B" AND "C" TO DECLARATION MADE BY AETNA STATE BANK, A CORPORATION OF ILLINOIS, TRUSTEE UNDER TRUST AGREEMENT DATED MAY 6, 1975 AND KNOWN AS TRUST NO. 102109 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23667055 AS AMENDED FROM TIME TO TIME; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 23-22-200-034-1002

Common Address: 9196 South Road, Unit B, Palos Hills, IL 60465

Dated this 13th day of October, 2023.



(SEAL)

JOSEPH W. OAKES

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that JOSEPH W. OAKES, 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 signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 13th day of October, 2023.

  
NOTARY PUBLIC



EXEMPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH e, ILLINOIS REAL ESTATE TRANSFER ACT. Dated: October, 13, 2023.



  
Grantor

Document Prepared by: MILES W. WIDEIKIS, Attorney at Law  
7270 W. College Dr, Suite 101  
Palos Heights, IL 60463

MAIL RECORDED DOCUMENT TO:	SEND SUBSEQUENT TAX BILLS TO:
Joseph W. Oakes 9196 South Road, Unit B Palos Hills, IL 60465	Joseph W. Oakes 9196 South Road, Unit B Palos Hills, IL 60465

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		18-Oct-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
23-22-200-034-1002	20231001651712	1-790-745-552

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## STATEMENT BY GRANTOR AND GRANTEE

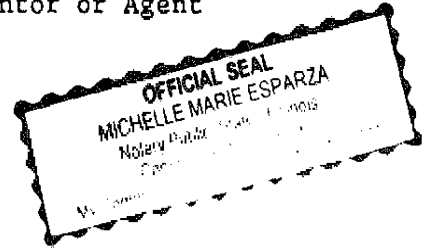
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 13, 20 23

Signature: *Joseph W. Dakes*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 13th day of October, 2023.

*Michelle Marie Esparza*  
NOTARY PUBLIC



The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Date: October 13, 20 23

Signature: *Michelle Marie Esparza*  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 13th day of October, 2023.

*Michelle Marie Esparza*  
NOTARY PUBLIC



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 Tax Act.)