

UNOFFICIAL COPY

Doc#: 2329929080 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/26/2023 10:30 AM Pg: 1 of 3

QUIT CLAIM DEED

THE GRANTORS, Thomas E. Bridge and Judith M. Bridge, husband and wife, of 221 N. Kenilworth Avenue, Apt. 102, Oak Park, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Judith M. Bridge, not individually, but as Trustee of the Judith M. Bridge Trust dated March 2, 2001, of 221 N. Kenilworth Avenue Apt. 102, Oak Park, Cook County, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Dec ID 20231001651000

UNIT NO. 102 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 9 AND THE NORTH 132 FEET OF LOT 10 IN BLOCK 2 IN KETTLESPRINGS ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTH PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LAWNDALE TRUST AND SAVINGS BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1971, AND KNOWN AS TRUST NO. 5787, AND RECORDED ON MARCH 6, 1973 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22240167; TOGETHER WITH AN UNDIVIDED 1.195 PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Permanent Real Estate Index Number: 16-07-115-047-1002
Address of Real Estate: 221 N. Kenilworth Avenue, Apt. 102, Oak Park, IL 60302

Together with the tenements and appurtenances thereunto belonging.

This is homestead property. Thomas E. Bridge, by signing below, hereby waives his homestead rights.

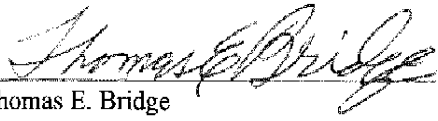
TO HAVE AND TO HOLD the same unto the Grantee and to the proper use, benefit, and behoof forever of said Grantee.

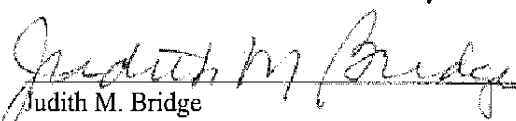
This deed is made to said trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustee or a successor trustee or trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of each said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by any said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

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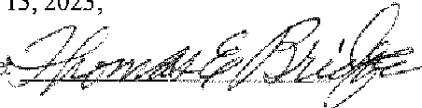
DATED this 13th day of October 2023


Thomas E. Bridge


Judith M. Bridge

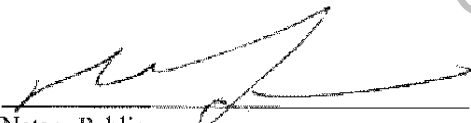
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

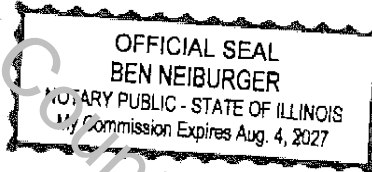
Exempt under provision of Section 31-45(e) of the
Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)
Date: October 13, 2023;

Representative: 

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Thomas E. Bridge and Judith M. Bridge, 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 the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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



Notary Public



THIS INSTRUMENT WAS PREPARED BY:

Ben A. Neiburger, JD, CPA
Generation Law, Ltd.
747 N. Church Road, Suite B4
Elmhurst, IL 60126
(630) 782-1766

<p>MAIL TO: Generation Law, Ltd. 747 N. Church Road, Suite B4 Elmhurst, IL 60126</p>	<p>SEND SUBSEQUENT TAX BILLS TO: Judith M. Bridge, Trustee 221 N. Kenilworth Avenue, Apt. 102 Oak Park, IL 60302</p>
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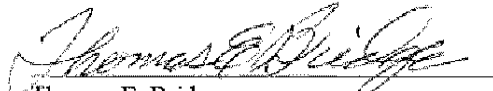
COPIES APPROVED

Ben A. Neiburger, CPA
Notary Public - State of Illinois
City of Oak Park

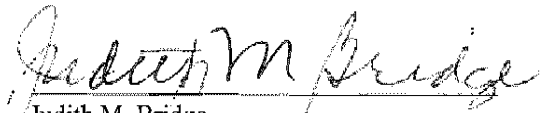
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STATEMENT BY GRANTOR AND GRANTEE

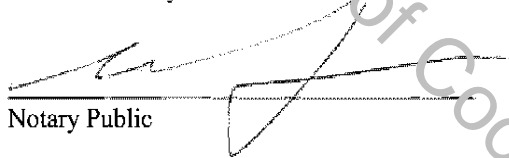
The grantors or their agents affirm that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: October 13, 2023


Thomas E. Bridge


Judith M. Bridge


SUBSCRIBED AND SWORN to before me this 13th day of October 2023.


Notary Public

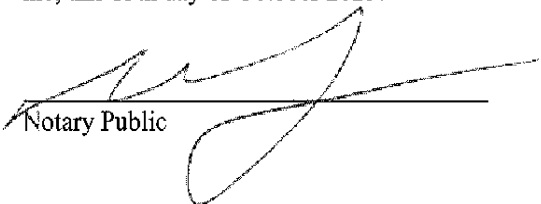


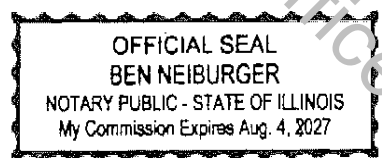
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: October 13, 2023



Judith M. Bridge, Trustee of the Judith M. Bridge Trust

SUBSCRIBED AND SWORN to before me, this 13th day of October 2023.


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 Class A misdemeanor for subsequent offenses.

EXEMPTION APPROVED

Steven E. Strazek, CFO
Village of Oak Park