

**DEED IN TRUST
(ILLINOIS)**

UNOFFICIAL COPY



Doc# 2333422034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/30/2023 03:03 PM PG: 1 OF 4

Mail to:

Peter J. Latz & Associates
104 N. Oak Park Ave.
Suite 200
Oak Park, IL 60301

Subsequent Tax Bills to:

Carolyn M. Hagner
413 S. Kenilworth Ave, #4
Oak Park, IL 60302

Above Space for Recorder's Use Only

THE GRANTOR, CAROLYN M. HAGNER, unmarried and not a member of a civil union, of the Village of Oak Park, County of Cook, and State of Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Quitclaims unto the **GRANTEE**:

CAROLYN M. HAGNER, not individually, but solely as Trustee of **The Carolyn M. Hagner 2023 Trust** dated **November 9, 2023**, of 413 Kenilworth Avenue, Unit #4, Oak Park, Illinois 60302, and all successor or successors in trust, all right, title and interest in the following described real estate in the County of Cook and State of Illinois, to wit: **See Exhibit -A- attached hereto.**

REAL ESTATE TRANSFER TAX		30-Nov-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-07-325-029-0000 20231101684586 0-503-398-352		

**Exempt under Provision of Paragraph E
Section 31-45, Real Estate Transfer Tax Act.**

Date: 11/29/23
Sign: [Signature]

Permanent Real Estate Index Number: **16-07-325-029-0000**
Address of Real Estate: **413 Kenilworth Ave., Unit #4, Oak Park, IL 60302**

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND GRANTEE'S REQUEST

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

EXEMPTION APPROVED

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

UNOFFICIAL COPY

EXHIBIT -A-

Permanent Real Estate Index Number: 16-07-325-029-0000

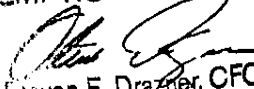
Address of Real Estate: 413 S. Kenilworth, Unit #4, Oak Park, IL 60302

Legally Described As Follows:

LOT 4 OF PATRICIA MCGOWAN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

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STATEMENT BY GRANTOR AND GRANTEE

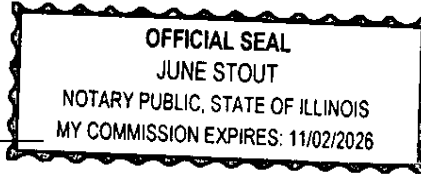
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: November 29, 2023


CAROLYN M. HAGNER

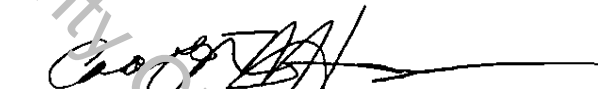
Subscribed and sworn to before me this 29th day of November, 2023.


Notary Public



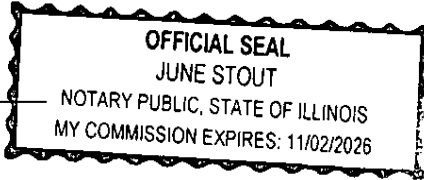
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: November 29, 2023



CAROLYN M. HAGNER, as Trustee of The Carolyn Hagner 2023 Trust dated November 9, 2023

Subscribed and sworn to before me this 29th day of November, 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 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.)

EXEMPTION APPROVED

Steven E. Drazner, CFO
Village of Oak Park