

# UNOFFICIAL COPY

## Warranty Deed Deed in Trust

Doc#: 2334228110 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/08/2023 04:07 PM Pg: 1 of 4

Dec ID 20231101684333

This document was prepared by  
and after recording return to:

Edward R. McMurray  
Levin Ginsburg  
180 N. LaSalle Street, Suite 3200  
Chicago, Illinois 60601

Send Subsequent Tax Bills to:  
Donald A Cole Trust  
Anne Kristine Paulsen Cole Trust  
313 South Taylor Avenue  
Oak Park, Illinois 60302

**(The Above Space for Recorders Use Only)**

THE GRANTORS, ANNE COLE and DONALD COLE, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to DONALD A. COLE, AS TRUSTEE OF THE DONALD A. COLE TRUST and ANNE KRISTINE PAULSEN COLE, AS TRUSTEE OF THE ANNE KRISTINE PAULSEN COLE TRUST, collectively, as Grantee, all the following described real estate, situated in the Village of Oak Park, County of Cook and the State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

PERMANENT INDEX NUMBER: 16-08-315-017-0000

COMMONLY KNOWN AS: 313 South Taylor Avenue, Oak Park, Illinois 60302

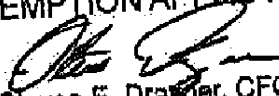
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantors, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to: (i) covenants, conditions, and restrictions of record; (ii) public and utility easements; (iii) acts done by or suffered through Grantee; (iv) all special governmental taxes or assessments confirmed and unconfirmed; and (v) general taxes for 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Dated: November 16, 2023

  
\_\_\_\_\_  
Anne Cole

  
\_\_\_\_\_  
Donald Cole

EXEMPTION APPROVED

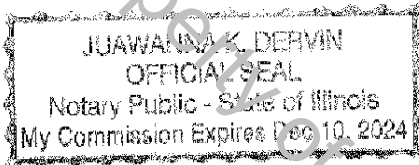
  
Steven E. Draehler, CFO  
Village of Oak Park

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  )  
  )     SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **DONALD A. COLE**, 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 signed and delivered the said instrument as his own free and voluntary will for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of November, 2023.

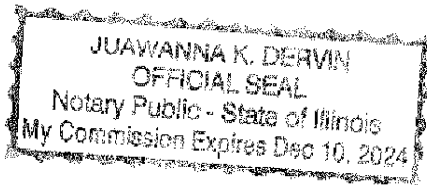


*Juawanna K. Derwin*  
Notary Public  
My Commission Expires: 12-10-2024

STATE OF ILLINOIS     )  
  )  
  )     SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **ANNE KRISTINE PAULSEN COLE**, 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 she signed and delivered the said instrument as her own free and voluntary will for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of November, 2023.



*Juawanna K. Derwin*  
Notary Public  
My Commission Expires: 12-10-2024

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

By: *[Signature]*  
Name: Donald Cole

Dated: November 16, 2023

EXEMPTION APPROVED  
*[Signature]*  
Steven E. Draehler, CFO  
Village of Oak Park

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT IN IN BERT P. BRIGGS' RESUBDIVISION OF LOTS 22 TO 24, THE SOUTH 40 FEET OF LOT 25, LOTS 28 TO 35, AND THE NORTH 17 FEET OF LOT 36 IN HOUSTON'S SUBDIVISION OF THAT PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTH WEST QUARTER LYING SOUTH OF CHICAGO, HARLEM AND BATAVIA RAILROAD IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-08-315-017-0000

COMMONLY KNOWN AS: 313 SOUTH TAYLOR AVENUE, OAK PARK, ILLINOIS 60302

Property of Cook County Clerk's Office

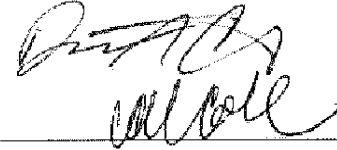
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 )  
 ) SS.  
COUNTY OF COOK )

The GRANTOR or its agent affirms that, to the best of its 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 16, 2023

Grantor Signature: \_\_\_\_\_



SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 16TH DAY OF NOVEMBER, 2023.

  
Notary Public



STATE OF ILLINOIS )  
 )  
 ) SS.  
COUNTY OF COOK )

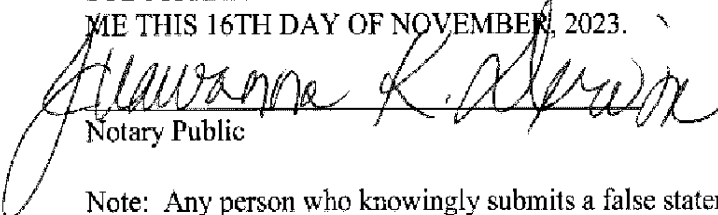
The GRANTEE or its agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

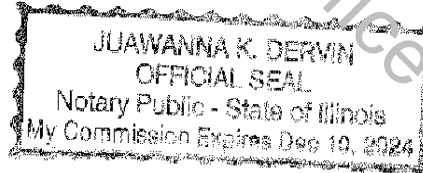
Date: November 16, 2023

Grantee Signature: \_\_\_\_\_



SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 16TH 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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK COUNTY, IL, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

EXEMPTION APPROVED

  
Steven E. Draeger, GFG  
Village of Oak Park