

# UNOFFICIAL COPY

## Quit Claim Deed

### ILLINOIS STATUTORY

#### MAIL TO:

Allison & Thomas Ferguson  
34 Poplar Pl  
La Grange IL 60525

#### NAME & ADDRESS OF TAXPAYER:

Allison & Thomas Ferguson  
34 Poplar Pl  
La Grange IL 60525

Doc#: 2414524321 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/24/2024 12:05 PM Pg: 1 of 3  
Dec ID 20240501601901

THE GRANTORS, Allison M. Ferguson and Thomas B. Ferguson, husband and wife, 34 Poplar Pl., La Grange IL 60525 for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO Thomas Bruce Ferguson and Allison Marie Ferguson, Trustees, or their successors in interest, of the Thomas Bruce Ferguson and Allison Marie Ferguson Living Trust dated October 6, 2023, interest in the following described real estate:

LOT 2 IN JAMES S. BORNHOEFT RESBUDIVISION OF PART OF ORIGINAL LOTS 5, 6, 12 AND 13 IN EDGEWOOD SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THRID PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 22.95 ACRES THEREOF AND NORTH OF THE NORTH LINE OF HILLGROVE AVENUE AS LAYED OUT NORTH OF AND ADJOINING THE NORTH LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS.

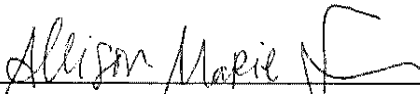
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): **18-05-216-086-0000**

Property Address: 34 Poplar Pl., La Grange IL 60525

Dated this 6th day of October, 2023

  
\_\_\_\_\_  
ALLISON M. FERGUSON (Seal)

  
\_\_\_\_\_  
THOMAS B. FERGUSON (Seal)

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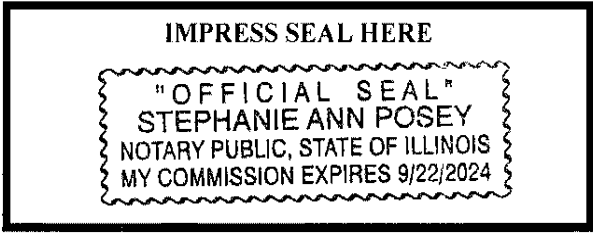
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Allison M. Ferguson and Thomas B. Ferguson 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 signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 10th day of October, 2023

Stephanie Posey

*Notary Public*  
My commission expires on 9/22/2024



If Grantor is also Grantee you may want to ~~strike~~ Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Stephanie Posey  
Posey Law Group LLC  
Stephanie Posey  
106 W. Calendar Court, #85  
La Grange, IL 60525

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31-45, PROPERTY TAX CODE.

DATE: October 10, 2023

Stephanie Posey  
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

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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: 10 | 6 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

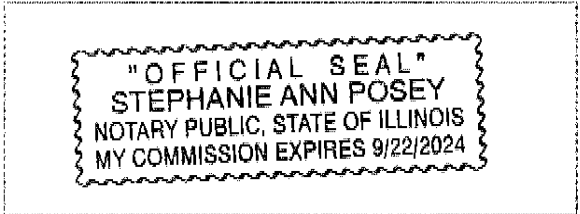
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): \_\_\_\_\_

On this date of: 10 | 6 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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: 10 | 6 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

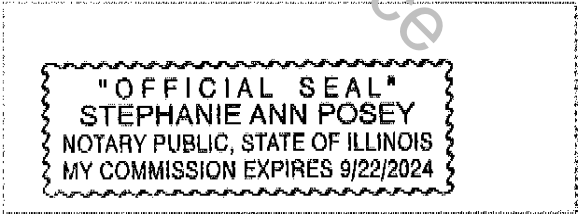
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): \_\_\_\_\_

On this date of: 10 | 6 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



**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)**)