

# UNOFFICIAL COPY

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Date 6/25/2024 9:38 AM Pg: 1 of 4

**This document prepared by:**

Timothy O'Brien  
*Attorney at Law*  
O'Brien Estate Law, LLC  
1011 Lake Street, Ste 418  
Oak Park, Illinois 60301

Doc ID 20240501616869

**After Recording, Return and  
Mail Subsequent Tax Bills To:**

Terry B. Ford and  
Ann Marie Ford, as co-Trustees  
2300 Grove Street  
River Grove, Illinois 60171

## QUITCLAIM DEED

Illinois (Statutory)

THE GRANTOR(S), Terry B. Ford and Ann Ford, Husband and Wife, not in Tenancy in Common but in Joint Tenancy, of 2300 Grove St., Village of River Grove, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10), and all other good and valuable consideration in hand paid,

CONVEY(S) and QUITCLAIM(S) to the GRANTEE(S), Terry B. Ford and Ann Marie Ford, Trustees of the Terry B. Ford and Ann Marie Ford Joint Trust dated May 29, 2024, and any amendments thereto, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however,

SUBJECT TO: General real estate taxes for the year 2023 and subsequent years, which are not yet due and payable; and any covenants, conditions, easements, and restrictions now of record, to have and to hold said property as tenants by the entirety forever.

**Permanent Real Estate Index Number: 12-35-100-015-0000**

**Address of Real Estate: 2300 Grove St., River Grove, Illinois 60171**

**DATED THIS 29 DAY OF MAY 2024**

  
\_\_\_\_\_  
Terry B. Ford

  
\_\_\_\_\_  
Ann Ford

VILLAGE OF RIVER GROVE  
**Exempt  
Property**

No 002312  
Ok. 6/20/24  
Approved

# UNOFFICIAL COPY

We, Terry B. Ford and Ann Marie Ford, Co-Trustees of the Terry B. Ford and Ann Marie Ford Joint Trust dated May 29, 2024, and any amendments thereto, accept the conveyance as above setforth.

Terry B. Ford  
Terry B. Ford

Ann Marie Ford  
Ann Marie Ford

STATE OF ILLINOIS,

SS.

COUNTY OF COOK

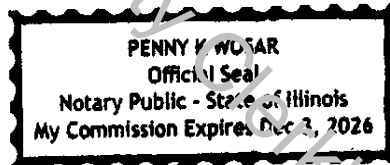
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Terry B. Ford and Ann Marie Ford, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the instrument as his/her/their and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of May, 2024.

Penny K Wasar Notary Public  
(SEAL)

Prepared by:

Timothy O'Brien, Attorney at Law  
O'Brien Estate Law, LLC  
1011 Lake Street, Ste 418  
Oak Park, Illinois 60301



"Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act, Cook County Ord. 93-0-27, par. e, and Chicago Municipal Code 3-33-060, 712

5/29/24

Date

Terry B. Ford

Signature of Buyer or Seller or Representative

**\*\*THIS CONVEYANCE MUST CONTAIN THE NAME AND ADDRESS OF THE GRANTEE FOR TAX BILLING PURPOSES (55 ILCS 5/3-5020) AND NAME AND ADDRESS OF THE PERSON PREPARING THE INSTRUMENT (55 ILCS 5/3-2022)**

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## EXHIBIT A

**LOT 25 AND LOT 24 (EXCEPT THE NORTH 20 FEET) IN BLOCK 6 IN L. M. JACOBSON'S RIVER ROAD SUBDIVISION OF THE NORTH 990 FEET OF THE WEST HALF AND THE NORTH 165 FEET OF THE SOUTH 330 FEET OF THE NORTH 990 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

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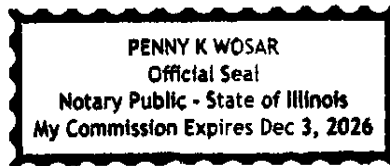
## STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated 5-29-2024

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
by the said Timothy O'Brien  
dated 5-29-2024



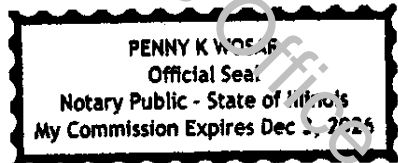
Notary Public Penny K Wosar

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 title to real estate under the laws of the State of Illinois.

Dated 5-29-2024

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
by the said Timothy O'Brien  
dated 5-29-2024



Notary Public Penny K Wosar

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**