

# UNOFFICIAL COPY

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**This Document Prepared By:**

THERESA CLANCY

Theresa Clancy Law

801 N Euclid Ave

Oak Park, Illinois 60302

(708) 819-1580

**After Recording, Return and**

**Mail Tax Statements To:**

Dennis P. Walsh and

Pamela T. Walsh, as co-Trustees

141 N. Ridgeland Avenue, Unit G

Oak Park, IL 60302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

The Grantors,

DENNIS P WALSH and PAMELA T WALSH, husband and wife,

Whose mailing address is 141 N. Ridgeland Avenue, Unit G, Oak Park, IL 60302;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and quitclaim to:

DENNIS P. WALSH and PAMELA T. WALSH, as co-Trustees of THE WALSH TRUST,

U/A dated June 19, 2024, the GRANTEE,

Whose mailing address is 141 N. Ridgeland Avenue, Unit G, Oak Park, IL 60302;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of IL, to wit:


SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.

Permanent Index Number: 16-07-223-027-1009

Site Address: 141 N. Ridgeland Avenue, Unit G, Oak Park, IL.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever. Said homestead real estate is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/1c, as amended, under the above-mentioned Trust Agreement, and said Trust Agreement so states the same.

EXEMPTION APPROVED

  
Steven E. Drazner, CFO  
Village of Oak Park

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The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

June 19, 2024

Dennis P. Walsh  
DENNIS P WALSH

Pamela T. Walsh  
PAMELA T WALSH

The foregoing transfer of title/conveyance is hereby accepted by DENNIS P. WALSH and PAMELA T. WALSH, of 141 N. Ridgeland Avenue, Unit G, Oak Park, IL 60302, as co-Trustees under the provisions of THE WALSH TRUST.

Dennis P. Walsh  
DENNIS P. WALSH,  
Trustee, as aforesaid

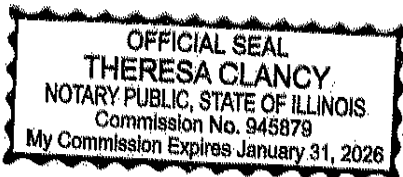
Pamela T. Walsh  
PAMELA T. WALSH,  
Trustee, as aforesaid

STATE OF ILLINOIS )  
 ) ss.  
\_\_\_\_ COOK COUNTY \_\_\_\_\_ )

The foregoing instrument was acknowledged before me on this June 19, 2024, by DENNIS P. WALSH and PAMELA T. WALSH.

Theresa Clancy  
NOTARY PUBLIC

My commission expires: January 31, 2026



“Exempt under Paragraph (e), Section 31-45;  
Illinois Real Estate Transfer Tax Act”  
6/19/24 Theresa Clancy  
Date Buyer, Seller or Representative

EXEMPTION APPROVED  
Steven E. Drazner  
Steven E. Drazner, CFO  
Village of Oak Park

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## EXHIBIT A

Unit Number 141-G in Ridgeland Commons Condominium, as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel): The North 130 feet of Lot 10 and the North 130 feet of Lot 11 in Block 30 in the Village of Ridgeland in Sections 7 and 8, Township 39 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to a Declaration of Condominium made by Suburban Trust and Savings Bank, as trustee, under trust agreement dated March 23, 1976 known as Trust No. 2807 recorded as Document No. 24128165, on September 29, 1977 together with an undivided 8 percent interest in and to the said parcel (excepting from said parcel all the property and space comprising all units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois

The Real Property or its address is commonly known as 141 N. Ridgeland Avenue - Unit G, Oak Park, IL 60302.

TAX PARCEL NUMBER: 16-07-223-027-1009

EXEMPTION APPROVED

  
Steven E. Drazler, CFO  
Village of Oak Park

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## STATEMENT BY GRANTOR AND GRANTEE

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, 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.

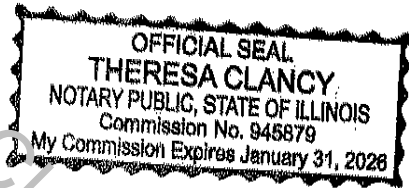
Dated this 19 day of June, 2024.

  
DENNIS P WALSH

  
PAMELA T WALSH

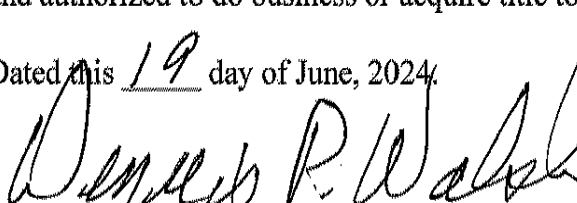
Subscribed and sworn to before me by the said Dennis P Walsh and Pamela T Walsh, this 19<sup>th</sup> day of June, 2024.

Notary Public: 



The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, 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 this 19 day of June, 2024.

  
DENNIS P WALSH

  
PAMELA T WALSH

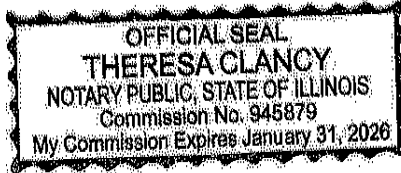
EXEMPTION APPROVED

  
Steven E. Drazier, CFO  
Village of Oak Park

# UNOFFICIAL COPY

Subscribed and sworn to before me by the said Dennis P. Walsh and Pamela T. Walsh, this 19  
day of June, 2024.

Notary Public: Th



Property of Cook County Clerk's Office

EXEMPTION APPROVED  
  
Steven E. Draeger, CFO  
Village of Oak Park