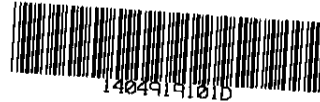


# UNOFFICIAL COPY



Doc#: 1404919101 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/18/2014 02:37 PM Pg: 1 of 5

After Recording Return to:  
NATIONALLINK  
300 CORPORATE CENTER DRIVE, SUITE 300  
MOON TOWNSHIP, PA 15108  
File No. 403956

Name & Address of Taxpayer:  
**RONALD GUSTAFSON AND HELEN GUSTAFSON**  
387 SELBORNE ROAD  
RIVERSIDE, IL 60546-1666

This document prepared by:

ERIC FELDMAN, ESQ.  
120 WEST MADISON STREET, SUITE 920  
CHICAGO, IL 60602  
866-333-3081

Tax ID No.: 15-25-305-005-0000

## QUIT CLAIM DEED

STATE OF ILLINOIS  
COUNTY OF COOK

THIS INDENTURE made and entered into on this 10th day of February 2014, by and between **RONALD GUSTAFSON AND HELEN GUSTAFSON, AS TRUSTEES UNDER THE RONALD AND HELEN GUSTAFSON PRIVATE LAND TRUST NUMBER 101 DATED MAY 20, 2010**, of 387 SELBORNE ROAD, RIVERSIDE, IL 60546-1666 hereinafter referred to as Grantor(s) and **RONALD GUSTAFSON AND HELEN GUSTAFSON, HUSBAND AND WIFE**, of 387 SELBORNE ROAD, RIVERSIDE, IL 60546-1666 hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

Also known as: 387 SELBORNE ROAD, RIVERSIDE, IL 60546-1666  
Property Tax ID No.: 15-25-305-005-0000

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 1015418021, Recorded: 06/03/2010

\$58.00

Spangos

# UNOFFICIAL COPY

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto heirs, administrators, successors or assigns, forever in FEE SIMPLE of the Grantee(s).

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph e"  
Section 31-45; Real Estate Transfer Tax Act

[Signature] 2/10/2014  
Date Buyer, Seller or Representative

Assessor's parcel No. 15-25-205-005-0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 10th day of February, 2014.

[Signature] 2-10-14  
RONALD GUSTAFSON, TRUSTEE

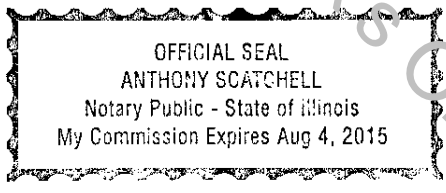
[Signature] 2-10-14  
HELEN GUSTAFSON, TRUSTEE

STATE OF IL  
COUNTY OF COOK

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ronald Gustafson, TRUSTEE is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the 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 Feb 2-14

[Signature]  
Notary Public  
My commission expires 8/4/15



STATE OF IL  
COUNTY OF COOK

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Helen Gustafson, TRUSTEE is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the 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 February 2014

[Signature]  
Notary Public  
My commission expires



# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

State of ~~Penn~~sylvania

} SS.

County of Allegheny

Ryan A Jones, being duly sworn on oath, states that Ronald and Helen Gustafson resides at 387 SELBORNE RD, RIVERSIDE, IL 60546-1666. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same large tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-315, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that Ryan A. Jones makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 14 day of Feb, 2014.  
Jocilyn M. Fiedorczyk  
Jocilyn M. Fiedorczyk

Ryan A. Jones

COMMONWEALTH OF PENNSYLVANIA  
 Notarial Seal  
 Jocilyn M. Fiedorczyk, Notary Public  
 Moon Twp., Allegheny County  
 My Commission Expires June 22, 2014  
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

# UNOFFICIAL COPY

EXHIBIT A  
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN COOK COUNTY, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

THE SOUTH WESTERLY HALF OF LOT 1416 IN BLOCK 39 IN THE THIRD DIVISION OF RIVERSIDE, IN SECTION 25 AND 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BY FEE SIMPLE DEED FROM HELEN GUSTAFSON AND RONALD GUSTAFSON, TRUSTEES UNDER THE HELEN GUSTAFSON LIVING TRUST DATED 08/21/1996 AS SET FORTH IN DOC # 1015418021 DATED 05/20/2010 AND RECORDED 06/03/2010, COOK COUNTY RECORDS, STATE OF ILLINOIS.

TAX ID: 15-25-305-005

PROPERTY COMMONLY KNOWN AS: 387 SELBORNE ROAD, RIVERSIDE, IL 60546-1666

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 and hold title to real estate under the laws of the State of Illinois.

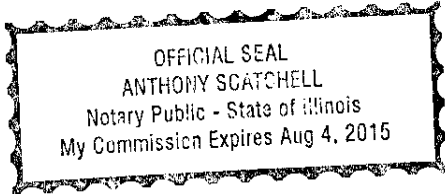
Dated: 2/10/14, 2014

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Ronald Gustafson & Helen Gustafson this 10th day of Feb 2014.

[Signature]

[Signature]  
Notary Public



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

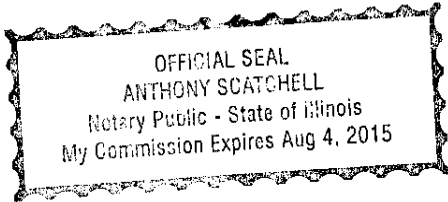
Dated: 2/10/14, 2014

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Ronald Gustafson & Helen Gustafson this 10th day of Feb 2014.

[Signature]

[Signature]  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]