

# UNOFFICIAL COPY



**After Recording Return to:**  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

**Instrument Prepared by:**  
Roger R. Ochoa, Esq.  
1127 E. Cambridge Dr.  
Scherverville, IN 46375  
Licensed in IL, Bar ID No.  
6287012

**Mail Tax Statements To:**  
Alan I. Gerstein and  
Pauline M. Noznick  
1777 Elmwood Avenue  
Wilmette, IL 60091

**Tax Parcel ID#**  
05-28-413-001-0000  
05-28-413-002-0000

Doc#: 1512115019 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/01/2015 10:26 AM Pg: 1 of 5

59944262 - 2903339

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Alan I. Gerstein, date 3-21-15  
ALAN I. GERSTEIN

Dated this 21<sup>st</sup> day of March, 2015 WITNESSETH, that, ALAN I. GERSTEIN AND PAULINE M. NOZNICK, TRUSTEES OF THE ALAN I. GERSTEIN AND PAULINE M. NOZNICK LIVING TRUST DATED NOVEMBER 4, 2014, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto ALAN I. GERSTEIN and PAULINE M. NOZNICK, **Husband and Wife**, as joint tenants with the right of survivorship and not as tenants in common, residing at 1777 Elmwood Avenue, Wilmette, IL 60091, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 1777 Elmwood Avenue, Wilmette, IL 60091, and legally described as follows, to wit:

The following described property:

*Return To:* **Indcomm Global Services**  
**1260 Energy Lane**  
**St. Paul, MN 55108**

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

Assessor's Parcel No: 05-28-413-001-0000, 05-28-413-002-0000

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

*Handwritten notes:*  
y  
5/00  
N  
N  
N  
N  
N

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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

By: *Alan I. Gerstein Trustee*  
ALAN I. GERSTEIN, TRUSTEE OF THE ALAN I. GERSTEIN AND PAULINE M. NOZNICK LIVING TRUST DATED NOVEMBER 4, 2014

By: *Pauline M. Noznick Trustee*  
PAULINE M. NOZNICK, TRUSTEE OF THE ALAN I. GERSTEIN AND PAULINE M. NOZNICK LIVING TRUST DATED NOVEMBER 4, 2014

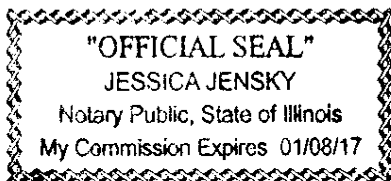
STATE OF ILLINOIS

COUNTY OF Cook

ss.

I, *Jessica Jensky*, Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ALAN I. GERSTEIN AND PAULINE M. NOZNICK, TRUSTEES OF THE ALAN I. GERSTEIN AND PAULINE M. NOZNICK LIVING TRUST DATED NOVEMBER 4, 2014, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 official seal this 21<sup>st</sup> day of March 2015



*Jessica Jensky*  
Notary Public  
My commission expires: 1-8-17

Village of Wilmette  
Real Estate Transfer Tax

EXEMPT

Exempt - 11035

APR 17 2015  
Issue Date

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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.

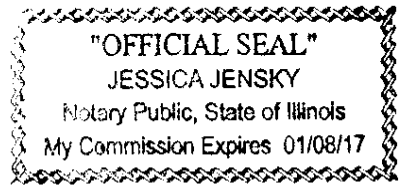
Dated March 21, 2015

Signature: [Signature]  
Grantor or Agent

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said, ALAN I. GERSTEIN TRUSTEE, Pauline M. Noznick, Trustee this 21<sup>st</sup> day of March, 2015

Notary Public: [Signature]



The GRANTEE 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.

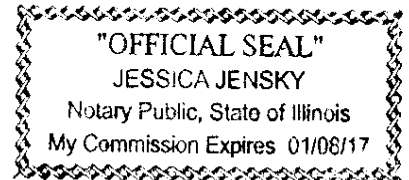
Dated March 21, 2015

Signature: [Signature]  
Grantee or Agent

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said, ALAN I. GERSTEIN, Pauline M. Noznick this 21<sup>st</sup> day of March, 2015

Notary Public: [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## AFFIDAVIT – PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS )

ss

COUNTY OF COOK )

Alan I. Gerstein, Trustee, being duly sworn on oath, states that he resides at: 1777 Elmwood Avenue, Wilmette, IL 60091 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is 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 land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

#### CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

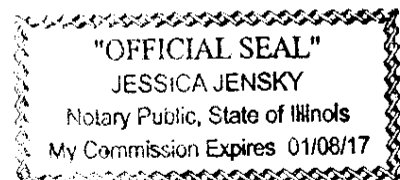
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

  
 Alan I. Gerstein, Trustee

SUBSCRIBED AND SWORN to before me this 21<sup>st</sup> day of March, 2015

Notary Public

My commission expires: 1-8-17



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## EXHIBIT A

### LEGAL DESCRIPTION

Land Situated in the County of Cook in the State of IL

Lots 17 and 18 in Block 4 in E.T. Pauls Addition to Wilmette, a subdivision of the West 1053.3 feet of the South 1/2 of the South East 1/4 (except the South 6-34/100 chains and portion lying East of railroad) of Section 28, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT to all covenants, conditions, restrictions and easements of record, if any.

Being the same property conveyed By Deed from Alan I. Gerstein and Pauline M. Noznick, husband and wife, to Alan I. Gerstein and Pauline M. Noznick, Trustees of the Alan I. Gerstein and Pauline M. Noznick Living Trust Dated November 4, 2014, Dated November 4, 2014, Recorded November 20, 2014, as Instrument No. 1432450042.

Parcel ID: 05-28-413-001-0000, 05-28-413-002-0000

Commonly known as: 1777 Elmwood Avenue, Wilmette, IL 60091



\*U05217729\*

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