

# UNOFFICIAL COPY

**After Recording Return to:**

Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

**Instrument Prepared By:**

Kimberly Vereb, Esq.  
1174 Red Dunes Run  
Avon, IN 46123  
IL Bar ID No. 6244816

**Mail Tax Statements To:**

David Scott Phillips and  
Michelle Elizabeth Phillips  
301 Lincoln Street  
Glenview, IL 60025

**Tax Parcel ID Number:**

09-12-407-012-0000

① 3386797232  
**Order Number:**  
63620592 - 4229541

Record 1st  
80872276



\*17292391450\*

Doc# 1729239145 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/19/2017 03:35 PM PG: 1 OF 5

## QUITCLAIM DEED

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

By: David Scott Phillips, Trustee, date 9/29/17  
**DAVID SCOTT PHILLIPS, Trustee of the PHILLIPS FAMILY TRUST DATED  
DECEMBER 15, 2015**

Dated this 29th day of September, 2017. WITNESSETH, that, **DAVID SCOTT PHILLIPS** and **MICHELLE ELIZABETH PHILLIPS**, Trustees of the **PHILLIPS FAMILY TRUST DATED DECEMBER 15, 2015**, whose address is 301 Lincoln Street, Glenview, IL 60025, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **DAVID SCOTT PHILLIPS** and **MICHELLE ELIZABETH PHILLIPS**, husband and wife, as joint tenants with right of survivorship and not as tenants in common, whose address is 301 Lincoln Street, Glenview, IL 60025, 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 301 Lincoln Street, Glenview, IL 60025, and legally described as follows, to wit:

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

Assessor's Parcel Number: 09-12-407-012-0000

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

In all references herein to any parties, persons, entities or corporations, the use of any particular

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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.

David Scott Phillips, Trustee  
DAVID SCOTT PHILLIPS, Trustee of the  
PHILLIPS FAMILY TRUST DATED  
DECEMBER 15, 2015

Michelle Elizabeth Phillips Trustee  
MICHELLE ELIZABETH PHILLIPS, Trustee of  
the PHILLIPS FAMILY TRUST DATED  
DECEMBER 15, 2015

STATE OF IL )  
COUNTY OF Cook ) ss.

I, Alla Ofrikhter, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that DAVID SCOTT PHILLIPS and MICHELLE ELIZABETH PHILLIPS, Trustees of the PHILLIPS FAMILY TRUST DATED DECEMBER 15, 2015, 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 use and purposes therein set forth.

Given under my hand official seal this 29 day of September 2017.

Alla Ofrikhter  
Notary Public  
My Commission Expires: 7/21/20



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## EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

All that parcel of land in Cook County, State of Illinois, being known and designated as Lot 11 in Block 24 in Glenview Park Manor, Unit No. 4, a subdivision of the North 10 acres of the East 20 acres of the North half of the Southeast quarter of Section 12, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from DAVID S. PHILLIPS and MICHELLE E. PHILLIPS, who are married, to DAVID SCOTT PHILLIPS and MICHELLE ELIZABETH PHILLIPS, Trustees of the PHILLIPS FAMILY TRUST, by Deed dated December 14, 2015, recorded January 6, 2016, as Document No. 1600650396 in Cook County Records.

Property Address: 301 Lincoln Street, Glenview, IL 60025

Assessor's Parcel No.: 09-12-407 012-0000



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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: 9 | 29 | 2017

SIGNATURE: Michelle Elizabeth Phillips  
David Scott Phillips  
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): Michelle Elizabeth Phillips  
David Scott Phillips

On this date of: 9 | 29 | 2017

NOTARY SIGNATURE: [Signature]

Alla Ofrikhter

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: 9 | 29 | 2017

SIGNATURE: Michelle Elizabeth Phillips  
David Scott Phillips  
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): Michelle Elizabeth Phillips  
David Scott Phillips

On this date of: 9 | 29 | 2017

NOTARY SIGNATURE: [Signature]

Alla Ofrikhter

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)**)

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## AFFIDAVIT – PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

David Scott Phillips, being duly sworn on oath, states that he resides at 301 Lincoln Street, Glenview, IL 60025 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.

David Scott Phillips  
David Scott Phillips

SUBSCRIBED AND SWORN to before me this 29 day of September, 2017.

Notary Public [Signature]  
My commission expires: 7/21/20

