

# UNOFFICIAL COPY

Doc# 2134733068 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/13/2021 09:45 AM Pg: 1 of 6  
Dec ID 20211201665747

**After Recording Return to:**

Amrock LLC  
662 Woodward Avenue  
Detroit, MI 48226

**Instrument Prepared By:**

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

**Mail Tax Statements To:**

Benjamin D. Yatvin and  
Susan T. Yatvin  
1612 Oakton Street  
Park Ridge, IL 60068-1947

**Tax Parcel ID Number:**

09-22-414-015-0000,  
09-22-414-016-0000

**Order Number:**

69257090

## QUITCLAIM DEED

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

By: Benjamin D. Yatvin, date 1/28/2021  
BENJAMIN D. YATVIN

Dated this 28 day of January, 2021. WITNESSETH, that, **BENJAMIN D. YATVIN and SUSAN T. YATVIN**, husband and wife, whose address is 1612 Oakton Street, Park Ridge, IL 60068-1947, 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 **BENJAMIN D. YATVIN and SUSAN T. YATVIN, as Co-Trustees of THE YATVIN FAMILY LIVING TRUST dated December 27, 2019**, whose address is 1612 Oakton Street, Park Ridge, IL 60068-1947, 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 1612 Oakton Street, Park Ridge, IL 60068-1947, and legally described as follows, to wit:

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

Assessor's Parcel Number: 09-22-414-015-0000, 09-22-414-016-0000

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



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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.

*Benjamin D. Yatvin*  
BENJAMIN D. YATVIN

*Susan T. Yatvin*  
SUSAN T. YATVIN

STATE OF ILLINOIS )  
COUNTY OF COOK )

ss.

I, Ruslana Aniychyn, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **BENJAMIN D. YATVIN and SUSAN T. YATVIN**, 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.

Given under my hand official seal this 25<sup>th</sup> day of January 20 21.

*Ruslana Aniychyn*  
Notary Public  
My Commission Expires: 02-06-2022



The transfer of title and conveyance herein is hereby accepted by **BENJAMIN D. YATVIN and SUSAN T. YATVIN**, as Co-Trustees of **THE YATVIN FAMILY LIVING TRUST** dated December 27, 2019.

*Benjamin D. Yatvin*  
BENJAMIN D. YATVIN, as Trustee of **THE YATVIN FAMILY LIVING TRUST** dated December 27, 2019

*Susan T. Yatvin*  
SUSAN T. YATVIN, as Trustee of **THE YATVIN FAMILY LIVING TRUST** dated December 27, 2019



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## EXHIBIT A LEGAL DESCRIPTION

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

LOT 4 IN BLOCK 1 IN PARK RIDGE GOLF VIEW, A SUBDIVISION OF THE SOUTH 10 ACRES OF THE EAST HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,

LOT 5 IN BLOCK 1 IN PARK RIDGE GOLF VIEW, A SUBDIVISION OF THE SOUTH 10 ACRES OF THE EAST HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1617 Oakton Street, Park Ridge, IL 60068-1947

Assessor's Parcel No.: 09-22-414-015-0000, 09-22-414-016-0000

Property of Cook County Clerk's Office



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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: 1 | 28 | 2021

SIGNATURE: *Benjamin D. Yatvin*  
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:

*Ruslana Aniychyn*

By the said (Name of Grantor): BENJAMIN D. YATVIN

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 28 | 2021

NOTARY SIGNATURE: *Ruslana Aniychyn*



### 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: 1 | 28 | 2021

SIGNATURE: *Benjamin D. Yatvin*  
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:

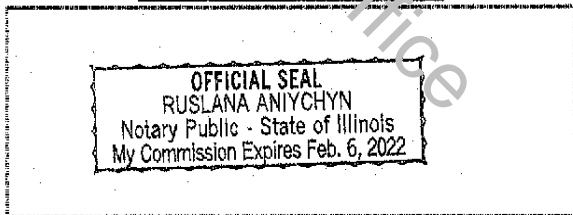
*Ruslana Aniychyn*

By the said (Name of Grantee): BENJAMIN D. YATVIN, Trustee

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 28 | 2021

NOTARY SIGNATURE: *Ruslana Aniychyn*



### 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)

BENJAMIN D. YATVIN, being duly sworn on oath, states that he resides at 1612 Oakton Street, Park Ridge, IL 60068-1947 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

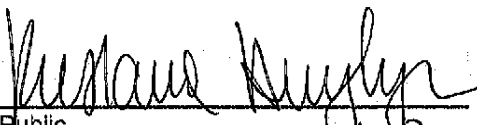
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of 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.

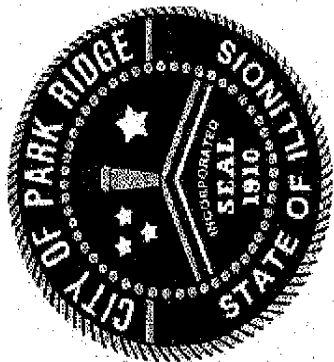
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

  
 \_\_\_\_\_  
 BENJAMIN D. YATVIN

SUBSCRIBED AND SWORN to before me this 28<sup>th</sup> day of January, 2021

  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 02-06-2022





# CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068  
p: (847) 318-5222 | [transferstamp@parkridge.us](mailto:transferstamp@parkridge.us) | [WWW.PARKRIDGE.US](http://WWW.PARKRIDGE.US)

Certificate # 21-001348

Pin(s)

09-22-414-015-0000

Address

1612 OAKTON ST

*This certificate acts as a receipt that the above-mentioned party  
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$25.00

Date

12/08/2021

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X

Joseph C. Gilmore  
City Manager