

# UNOFFICIAL COPY

Doc#: 2407420373 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 1:39 PM Pg: 1 of 5

Doc ID 20240301649119

**AFTER RECORDING RETURN TO:**

Deborah J. Yapp and Roger Yapp  
1560 Asbury Avenue  
Winnetka, IL 60093  
File No. 3008105

**NAME AND ADDRESS OF TAXPAYER:**

Deborah J. Yapp and Roger Yapp  
1560 Asbury Avenue  
Winnetka, IL 60093

This document prepared by:

Courtney E. De., Esq.  
8940 Main Street  
Clarence, NY 14034  
866-333-3081

Parcel ID No.: 05-18-106-011-0000

## QUITCLAIM DEED

THIS DEED made and entered into on this 16 day of MARCH, 2024, by and between **Deborah J. Yapp, Trustee of the Deborah J. Yapp Trust, under Trust Agreement dated August 4, 1999**, residing at 1560 Asbury Avenue, Winnetka, IL 60093, hereinafter referred to as Grantor(s) and **Deborah J. Yapp, Trustee of the Deborah J. Yapp Trust, under Trust Agreement dated August 4, 1999 and Roger Yapp, her husband, as joint tenants with right of survivorship and not as tenants in common**, residing at 1560 Asbury Avenue, Winnetka, IL 60093, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1560 Asbury Avenue, Winnetka, IL 60093

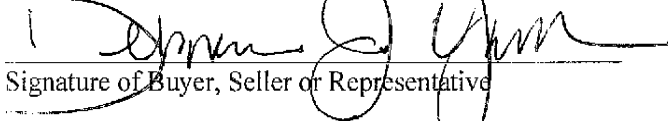
Prior Instrument Reference: Instrument Number: 1703433062, Recorded: 02/03/2017

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

3/6/2024

Date

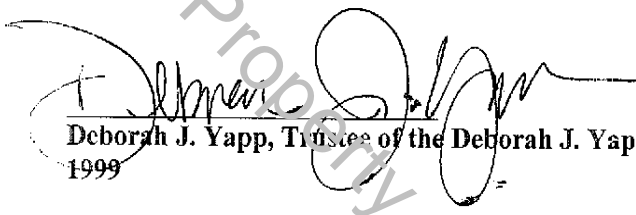
  
Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

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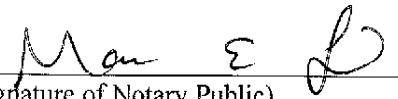
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever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

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 6<sup>th</sup> day of March, 2024

  
Deborah J. Yapp, Trustee of the Deborah J. Yapp Trust, under Trust Agreement dated August 4, 1999

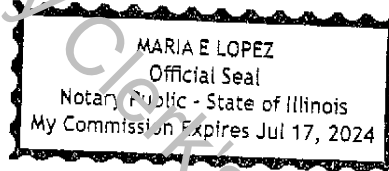
STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on this 6 day of March, 2024 by Deborah J. Yapp, Trustee of the Deborah J. Yapp Trust, under Trust Agreement dated August 4, 1999.

  
(Signature of Notary Public)

Print Name: Maria E Lopez

My commission expires: 7-17-2024



Property of Cook County Clerk's Office

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## EXHIBIT A LEGAL DESCRIPTION

Lot 36 in Blietz Winnetka Subdivision, being a Subdivision of that part of the East ½ of the Southeast ¼ of the Northwest ¼ of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, lying North of a line lying midway between the centerlines of Asbury Avenue and Edgewood Lane extended West of Grove Street, and that part of the West ½ of the Southeast ¼ of the Northwest ¼ lying North of the centerline of Edgewood Lane extended West in Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property as conveyed from Deborah J. Yapp, Trustee of the Deborah J. Yapp Trust, under Trust Agreement dated the August 4, 1999 (who erroneously acquired title as Deborah J. Yapp, not personally, but as Trustee of the Deborah J. Yapp Trust, under Trust Agreement dated the 30th day of October 2012) to Deborah J. Yapp, Trustee of the Deborah J. Yapp Trust, under Trust Agreement dated the August 4, 1999 as set forth in Deed Instrument #1703433062 dated 01/17/2017, recorded 02/03/2017

Parcel ID Number: 05-18-103-011-0000

Property commonly known as: 1500 Asbury Avenue, Winnetka, IL 60093

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

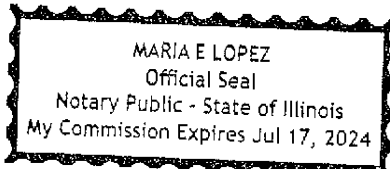
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 3/6, 2024

Signature: [Handwritten Signature]  
Grantor, or Agent

Subscribed and sworn to before me by the said Grantor this 6, day of March, 2024.

[Handwritten Signature]  
Notary Public  
My commission expires: 7-17-2024



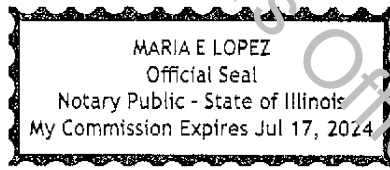
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated 3/6, 2024

Signature: [Handwritten Signature]  
Grantee, or Agent

Subscribed and sworn to before me by the said Grantee this 6, day of March, 2024.

[Handwritten Signature]  
Notary Public  
My commission expires: 7-17-2024



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.)

# UNOFFICIAL COPY PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

DANIEL J. YAPP being duly sworn on oath, states that I resides at 15100 ASBURY AVE, WINNETKA 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 for 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 a Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger 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 she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Daniel J. Yapp

SUBSCRIBED and SWORN to before me

this 3 day of March, 2024.

Maria E Lopez  
MARIA E LOPEZ, Notary Public

