

# UNOFFICIAL COPY



Doc#: 1426218041 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/19/2014 09:50 AM Pg: 1 of 4

## QUIT CLAIM DEED

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, LIDIA ANGELOVA, of 5805 N. Fairfield Ave., the City of Chicago, the County of Cook, and State of Illinois, 60659, for and in consideration of TEN Dollars and other good and valuable consideration in hand paid, conveys and quits claim to IVELINA K. ANGELOVA, her daughter, of the City of Chicago, the County of Cook, and State Illinois, to hold individually the following described Real Estate in the County of Cook in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 13-14-315-041-1007. ↓  
Property Address: 4203 N. Lawndale Ave., Unit 2, Chicago, IL 60618. ↓

Subject to: General real estate taxes for the year 2013 and subsequent years; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.  
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND HOLD said premises INDIVIDUALLY.

Dated this 14 day of August, 2014.

By: [Signature]  
LIDIA ANGELOVA

City of Chicago  
Dept. of Finance  
674658



Real Estate  
Transfer  
Stamp  
\$0.00

Batch 8,795,548

9/19/2014 9:18  
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STATE OF ILLINOIS )

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COUNTY OF DePage

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT LIDIA ANGELOVA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 and my seal, this 14 day of August, 2014.

John Kozar  
Notary Public

My Commission Expires: 4/30/17



Prepared by: Kozar Law Office, LLC, 95 S. Adell Place, Elmhurst, IL 60126

Mail to: \_\_\_\_\_

Mail future tax bills to: \_\_\_\_\_

AFFIX TRANSFER STAMPS ABOVE

OR

Exempt under provisions of Paragraph e, Section 31-45, Property Tax Code.

Kozar Law Office - Violeta Ivanova Date: 8/15, 2014  
(Buyer, Sellers or Representative)

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## LEGAL DESCRIPTION

Unit 4203-2, in Lawndale Point Condominiums as delineated on a survey of the following described real estate:

**PARCEL 1:**

Lots 23 and 24 in Block 10 in Walkers Subdivision of Blocks 1 to 31 both inclusive in W. B. Walkers Addition to Chicago, in the Southwest 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the declaration of condominium made by 4201 Lawndale, LLC recorded in the office of the Recorder of Deeds of Cook County, Illinois as document number 0514632151, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**PARCEL 2:**

The exclusive right to use of storage space S.A.-11, a limited common element as delineated on the survey attached to the declaration aforesaid as document number 0514632151.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## STATEMENT BY GRANTOR AND GRANTEE

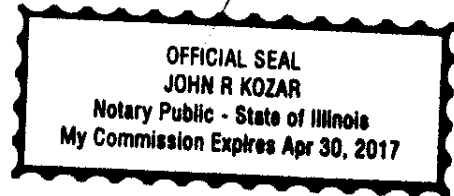
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 August 14, 2014

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Lidia Angelova  
This 14 day of August, 2014

NOTARY PUBLIC [Signature]



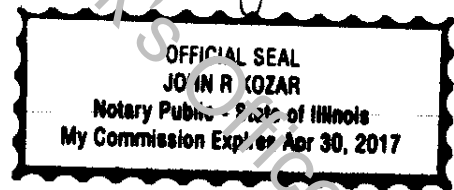
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date August 14, 2014

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Ivelina K Angelova  
This 14 day of August, 2014.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)