

UNOFFICIAL COPY



14262180430

Doc#: 1426218043 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 09:51 AM Pg: 1 of 4

QUIT CLAIM DEED

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, KRASIMIR I. ANGELOV, 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 KRASIMIR I. ANGELOV and LIDIA I. ANGELOVA, his wife, of the City of Chicago, the County of Cook, and State Illinois, to hold No. as Joint Tenants, or Tenants in Common, but as Tenants by the Entirety 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): 13-14-315-041-1008.

Property Address: 4203 N. Lawndale Ave., Unit 3, 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 Not as Joint Tenants, or Tenants in Common, but as TENANTS BY THE ENTIRETY.

Dated this 17 day of April, 2014.

By:  **S P S M SC E INT**

KRASIMIR I. ANGELOV

City of Chicago
Dept. of Finance
674657



Real Estate
Transfer
Stamp

\$0.00

9/19/2014 9:18

dr00193

Batch 8,795,548

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO
HEREBY CERTIFY THAT KRASIMIR I. ANGELOV, 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
17 day of April, 2014.



Notary Public

My Commission Expires: 10/21/2017



Prepared by: Kozar Law Office, LLC, 105 S. Adell Place, Elmhurst, IL 60126

Mail to: Kozar Law Office, 105 S. Adell Pl
Elmhurst IL 60126

Mail future tax bills to: Krasimir Angelov
5805 N. Fairfield
Chicago IL 60659

AFFIX TRANSFER STAMPS ABOVE

or

Exempt under provisions of Paragraph 2, Section 31-45, Property Tax Code.

Violeta Ivanova - Kozar Law Office Date: 17 April, 2014
(Buyer, Sellers or Representative)

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit 4203-3, 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 storage space S.A.-5, a limited common element as delineated on the survey attached to the declaration aforesaid as document number 0514632151.

Permanent Index #'s: 13-14-315-041-1008 Vol.No 337

Property Address: 4203 N. Lawndale Avenue #3, Chicago, Illinois 60618

Property of Cook County Clerk's Office

UNOFFICIAL COPY

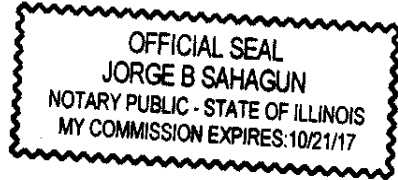
STATEMENT BY GRANTOR AND GRANTEE

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 4/17, 2014

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 17, day of April, 2014
Notary Public [Signature]

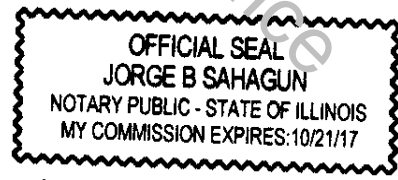


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 4/17, 2014

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 17, day of April, 2014
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)