

UNOFFICIAL COPY

Doc#: 1534356537 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2015 01:23 PM Pg: 1 of 6

Dec ID 20151101646502
ST/CO Stamp 0-179-558-464

QUITCLAIM DEED

GRANTOR, VICTOR PETROV PETERS, TRUSTEE, under the VICTOR PETROV PETERS REVOCABLE LIVING TRUST dated January 17, 2011 and MARIYA STEFANOVA PETERS, TRUSTEE, under the MARIYA STEFANOVA PETERS REVOCABLE LIVING TRUST dated January 17, 2011 (herein, "Grantor"), whose address is 9410 Sayre Ave., Morton Grove, IL 60053, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, VICTOR P. PETERS, a single person (herein, "Grantee"), whose address is 9410 Sayre Ave., Morton Grove, IL 60053, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 9410 Sayre Ave., Morton Grove,
IL 60053

Permanent Index Number: 10-18-121-032-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) -- ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 5TH day of November, 2015.

Ravenswood Title Company LLC
319 W. Ontario Street
Suite 2N-A
Chicago, IL 60654
15146587L/CA

EXEMPT-PURSUANT TO SECTION 1-11-5
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
EXEMPTION NO. 09011 DATE 11-6-15
ADDRESS 9410 Sayre
(VOID IF DIFFERENT FROM DEED)
BY BKW

When recorded return to:

VICTOR P. PETERS
9410 SAYRE AVE.
MORTON GROVE, IL 60053

Send subsequent tax bills to:

VICTOR P. PETERS
9410 SAYRE AVE.
MORTON GROVE, IL 60053

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

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GRANTOR

Mariya Stefanova Peters Revocable Living Trust dated January 17, 2011

Mariya Stefanova Peters
Mariya Stefanova Peters, Trustee

STATE OF Illinois
COUNTY OF Lake

This instrument was acknowledged before me on NOV. 6, 2015, by Mariya Stefanova Peters, Trustee, under the Mariya Stefanova Peters Revocable Living Trust dated January 17, 2011.

[Affix Notary Seal]

Notary signature: *Kim K. Cattouse*
Printed name: Kim K. Cattouse
My commission expires: 4/1/18



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

Mariya Stefanova Peters
Signature of Buyer/Seller/Representative

11/6/15
Date

Property of Cook County Clerk's Office

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GRANTOR

Victor Petrov Peters Revocable Living Trust
dated January 17, 2011



Victor Petrov Peters, Trustee

STATE OF ILLINOIS

COUNTY OF COOK

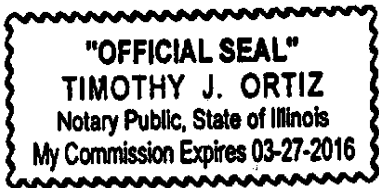
This instrument was acknowledged before me on 11-5-15, by Victor Petrov Peters, Trustee, under the Victor Petrov Peters Revocable Living Trust dated January 17, 2011.

[Affix Notary Seal]

Notary signature: 

Printed name: Timothy J. Ortiz

My commission expires: 3-27-16



Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

LOT 7 IN FOURTH ADDITION TO MILLS PARK ESTATES, BEING MILLS AND SONS SUBDIVISION IN SECTION 18 TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

This property is NOT the homestead real property of grantor.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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R.E. Tax
Stamp No. _____

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER TAX DECLARATION

Check Appropriate Boxes

- | | |
|---|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Commercial/Industrial |
| <input type="checkbox"/> Declaration | <input type="checkbox"/> Multi-Unit No. of Units _____ |
| <input checked="" type="checkbox"/> Exemption | <input type="checkbox"/> _____ |

NOV - 6 2015

Recorder of Registrar's Deed No. _____
Date Recorded (For Recorder's Use Only) _____

Instructions (Please Read Before Completion)

- This form must be fully completed and signed by at least one of the transferees/grantees (buyers) and one of the transferors/grantors (sellers) or their designated agents and presented to the Village of Morton Grove, 6101 Capulina, Morton Grove, Illinois 60053, at the time of purchase of real estate transfer stamps as required by the Village Real Estate Transfer Tax Ordinance. The stamp must be affixed to the deed, and presented with this declaration, when the title is recorded.
- The tax is to be computed based on the full actual consideration of the transaction. Both the full actual consideration and the amount of tax stamps required must be stated on this form. **Copies of the sales agreement and Illinois Real Estate Transfer Act Declaration must be submitted with this form. If this is for an exempt transaction, the actual document to be filed with the county, along with documentation supporting the exempt status must also be submitted.**
- In cases involving an intermediary buyer, nominee, or "straw man", one form must be prepared for each deed to be recorded. One of these transactions is usually exempt from the transfer tax under section 1-11-5 of the Ordinance.
- No transfer stamps will be issued unless all delinquent water assessments and penalties are paid in full.**
- For additional information, contact the Village Hall Finance Department (847/965-4100) Monday thru Friday 8:30 am to 5:00 pm.

Address/Zip of Property 9410 SAYRE AVE MORTON GROVE IL 60053

Permanent Property Index No. 10-18-121-032-0000

Date of Deed 11/05/2015 Type of Deed QUIT CLAIM DEED

Declaration:	
Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	\$ <u>0.00</u>
Amount of Tax (\$3.00 per \$1000.00 or fraction thereof of full actual consideration)	\$ <u>0.00</u>

Payment of tax is obligation of transferor/grantor (seller), unless otherwise agreed to in writing.
Payment must be made by either cash, certified cashier's check, attorney's check, or Visa/Mastercard.

Note: The Village Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These are listed in Section 1-11-5 of the ordinance and are printed at the end of this document. To claim one of these exemptions, complete the appropriate blanks below:

Exempt from taxation under the Village of Morton Grove Real Estate Tax Transfer Ordinance by paragraph(s)	
E	of Section 1-11-5 of said ordinance. Details for exemption claimed:
No Consideration Paid	
Exemption No. <u>09011</u>	
Approved: Village of Morton Grove, by <u>Blw</u>	Date <u>11-6-15</u>

We hereby attest the full actual consideration and above facts contained on this declaration are true and correct.

Transferor/Grantor (Seller): VICTOR PETROV PETERS REVOCABLE LIVING TRUST
Name (Please Print)

Forwarding Address & Zip Code: 9410 SAYRE AVE MORTON GROVE IL 60053

Signature of Seller or Agent [Signature] Date 11-06-2015

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Transferee/Grantee (Buyer):

VICTOR PETROV PETERS

Name (Please Print)

Address & Zip Code:

9410 SAYRE AVE MORTON GROVE IL 60053

Signature of Buyer or Agent:

[Signature]Date: 11-06-2015**Payment of Delinquent Water Charges (for Village Use Only)**

Account Number: _____

Delinquent Balance: \$ _____

Amount Paid: \$ _____

[Signature][Initials]
(Initials)

Final Reading Date: _____

 Check Cash ChargeAll Clear

1-11-5: **EXEMPT TRANSACTIONS:** The tax imposed by this Chapter shall not apply to the following exempt transactions, provided said transaction in each case is accompanied by a declaration setting forth details of the exemption, or such other certificate of record or sworn statement as the Director may require at the time of filing of the declaration form:

- A. Transactions involving property acquired by or from any governmental body, or by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes;
- B. Transactions in which the deeds secure debt or other obligation;
- C. Transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;
- D. Transactions in which the deeds are tax deeds;
- E. Transactions in which the actual consideration is less than five hundred (\$500) dollars;
- F. Transactions in which the deeds are releases of property which is security for a debt or other obligation;
- G. Transactions of partitions;
- H. Transactions made pursuant to mergers, consolidations, or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- I. Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporations' stock;
- J. Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one to the other shall not be exempt from the tax;
- K. Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States;
- L. Transactions involving deeds executed prior to the effective date of this ordinance;
- M. Transactions involving transfer by an executor or administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy;
- N. Transactions involving a transfer by lease;
- O. Transactions involving deeds in lieu of foreclosure, except for the unpaid amount of the mortgage loan, which shall not be exempt from the tax;
- P. Transactions effected by operation of law or upon delivery or transfer in the following instances:
 1. from a decedent to his executor or administrator;
 2. from a minor to his or her guardian or from a guardian to his ward upon staining majority;
 3. from an incompetent to his or her conservator or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal of disability;
 4. from a bank, trust company, financial institution, insurance company, or other similar entity, or nominee, or trustee therefore, to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under state or federal law regulating or supervising such institutions, nor upon redelivery or retransfer by any such transferee or successor thereto;
 5. from a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, or upon redelivery or retransfer by any such transferee or successor thereto;
 6. from a transferee under paragraphs 1 to 5, inclusive, to his or her successor acting in the same capacity, or from one such successor to another;
 7. from trustees to surviving, substitute, succeeding or additional trustees of the same trust;
 8. upon the death of a joint tenant or tenant by the entirety, to the survivor or survivors.