

# UNOFFICIAL COPY

## QUIT CLAIM DEED

MAIL TO:

The Boytcho Grouytchev

Irrevocable Living Trust

8501 W Higgins Rd. Suite 420

Chicago, IL 60631



Doc#: 1610434089 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/13/2016 01:54 PM Pg: 1 of 4

NAME AND ADDRESS OF TAXPAYER:

The Boytcho Grouytchev

Irrevocable Living Trust

8501 W Higgins Rd. Suite 420

Chicago, IL 60631

THE GRANTOR(S), Boytcho Grouytchev, a single man of 9205 Bumble Bee Dr., Unit 2G, Des Plaines, IL 60016, County of Cook, State of Illinois, for and in good and valuable consideration of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration in hand paid,

### CONVEY and QUIT CLAIM unto

THE BOYTCHO GROUYTCHEV IRREVOCABLE LIVING TRUST dated October 27, 2015, Iana Trifonova, all interest in the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

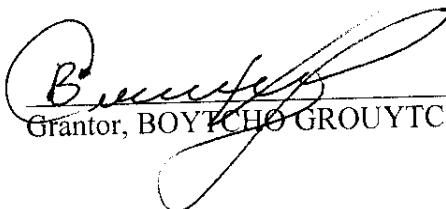
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Permanent Real Estate Index Number(s): 14-05-213-032-1022 (affects Unit 206), and 14-05-213-032-1039 (affects P -3)

Address of Real Estate: 5950 N. Kenmore Avenue, Unit #206, Chicago IL 60660

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

Dated this 27 day of October, 2015.

  
Grantor, BOYTCHO GROUYTCHEV

REAL ESTATE TRANSFER TAX		04-Apr-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-05-213-032-1022 | 20151101645787 | 2-043-170-368

\* Total does not include any applicable penalty or interest due.

TBC

# UNOFFICIAL COPY

State of Illinois )  
County of Cook ) ss:

I, the undersigned, a duly licensed Notary Public in and for the State aforesaid, DO HEREBY CERTIFY that on this 27 day of October, 2015, personally appeared before me BOYTCHO GROUYTCHEV, known to be the same individual(s) whose name(s) is(are) subscribed to the foregoing instrument, and who executed the same within instrument, 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, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 27 day of October 2015.



*Grouytchev*

NOTARY PUBLIC

**EXEMPT under the provisions of Paragraph E, Section 4 of the REAL ESTATE TRANSFER ACT.**

Grantee, THE BOYTCHO GROUYTCHEV IRREVOCABLE LIVING TRUST

*[Signature]*  
By Iana Trifonova, Trustee

REAL ESTATE TRANSFER TAX		13-Apr-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
TOTAL:		0.00

14-05-213-032-1022 | 20151101645787 | 1-924-054-592

Date: 10/27/15

**NAME/ADDRESS OF PERSON**

**PREPARING DEED:**

Iana Trifonova, Esq.  
8501 W Higgins Road, Suite 420,  
Chicago, Illinois 60631

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

Units No. 206 and P -3 in the Windsor House condominium, as delineated on a survey of the following described real estate: Lot 13A and the South 25 feet of Lot 12, except that part, if any, falling in the North 25 feet Lot 12 in Block 14 in Cochran's second Addition to Edgewater in Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25570971, together with its undivided Percentage interest in the common elements, in Cook County, Illinois.

P.I.N. #: 14-05-213-032-1022 (affects Unit 206) and 14-05-213-032-1039 (affects P -3)

Address: 5950 N. Kenmore Avenue, Unit #206, Chicago IL 60660

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

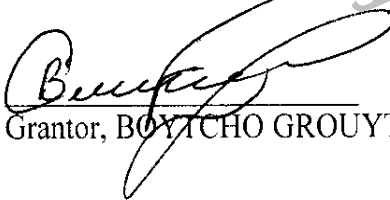
## STATEMENT BY GRANTOR AND GRANTEE

Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

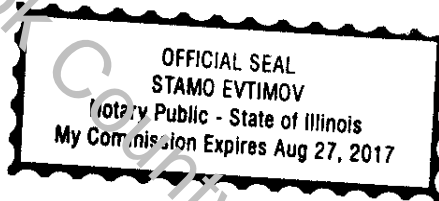
NOTE: Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

State of Illinois )  
County of Cook ) ss:

The GRANTOR(S) or their Agent affirm that, to the best of their 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, 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.

  
Grantor, BOYTCHO GROUYTCHEV

Subscribed and Sworn to before me  
this 27 day of October, 2015



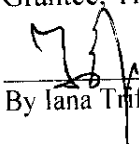
  
NOTARY PUBLIC

State of Illinois )  
County of Cook ) ss:

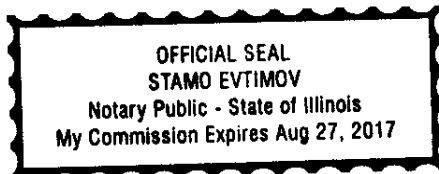
State of Illinois )  
County of Cook ) ss:

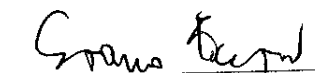
The GRANTEE or her Agent affirm and verify that the names of the GRANTEE(S) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Grantee, THE BOYTCHO GROUYTCHEV IRREVOCABLE LIVING TRUST

  
By Lana Trifonova, Trustee

Subscribed and Sworn to before me  
this 27 day of October, 2015



  
NOTARY PUBLIC