

# UNOFFICIAL COPY

QUIT CLAIM DEED  
Statutory (Illinois)

Doc#: 1709617056 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/06/2017 11:23 AM Pg: 1 of 4

Dec ID 20170301632895  
ST/CO Stamp 0-228-436-672  
City Stamp 0-610-878-144

THE GRANTOR, ALEKO K. LUBENOV, married to ROSSITZA K. SIRENKOVA, of the City of Chicago, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid CONVEYS AND QUIT CLAIMS to ALEKO K. LUBENOV and ROSSITZA K. SIRENKOVA, husband and wife, of 5325 N. Francisco Avenue, Unit 1S, Chicago, IL, not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Tax No: 13-13-208-045-1001

Address of Property: 2839 West Lawrence Avenue, Unit 1A, Chicago, Illinois 60625

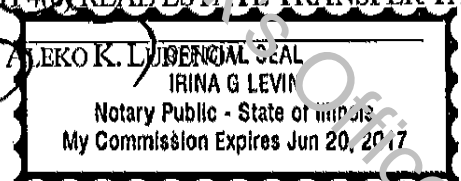
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises not as tenants-in-common but as joint tenants forever.

DATED THIS 3<sup>rd</sup> DAY OF April, 2017

[Signature] (SEAL)  
Aleko K. Lubenov

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4(a) REAL ESTATE TRANSFER TAX ACT.  
DATED: 4/03/17

STATE OF ILLINOIS }  
COUNTY OF Lake } SS



I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ALEKO K. LUBENOV, married to ROSSITZA K. SIRENKOVA, 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 official seal this 3<sup>rd</sup> day of April, 2017 [Signature]  
NOTARY PUBLIC

THIS DEED PREPARED BY: HYMEN & BLAIR, P.C., 1411 MCHENRY ROAD, SUITE 125, BUFFALO GROVE, IL 60089

MAIL TO: Hymen & Blair, P.C.  
1411 McHenry Road  
Suite 125  
Buffalo Grove, IL 60089

SEND TAX BILL TO:

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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.

Dated this 3rd day of April, 20 17. Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by and said Alexo K. Lubenou this 3rd day of April, 20 17.

Notary Public Irina G. Levin

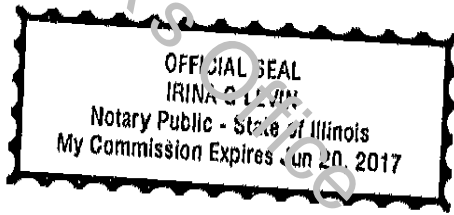


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 this 3rd day of April, 20 17. Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by and said Alexo K. Lubenou this 3rd day of April, 20 17.

Notary Public Irina G. Levin



Note: Any person who knowingly submits a false statement concerning the identity of a grantor/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 the provisions of Section 4, of Illinois Real Estate Transfer Tax Act.

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## Exhibit A


UNIT 1A AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 7 IN BLOCK 28 IN RAVENSWOOD GARDENS, A SUBDIVISION OF ALL THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, LYING NORTHEAST OF SANITARY DISTRICT RIGHT OF WAY (EXCEPTING THEREFROM THE RIGHT OF WAY OF NORTHWESTERN RAILROAD) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE KNOWN AS TRUST NUMBER 1968 RECORDED IN THE OFFICE OF THE RECORDED OR COOK COUNTY, ILLINOIS AS DOCUMENT 22424990 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Legal Description

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		06-Apr-2017
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
13-13-208-046-1001	20170301632895	0-228-436-672

REAL ESTATE TRANSFER TAX		06-Apr-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-13-208-046-1001	20170301632895	0-610-878-144

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