

UNOFFICIAL COPY

Doc#: 1935855153 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/24/2019 11:39 AM Pg: 1 of 5

Dec ID 20191201657997
ST/CO Stamp 0-595-274-080

QUIT CLAIM DEED

(The Above Space for Recorder's Use Only)

THE GRANTOR(S), **PLAMEN KHRISTOV and NANCY URIZAR KHRISTOVA, husband and wife**, of 1310 Shagbark Dr. Des Plaines, IL 60018, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY(S) AND QUIT CLAIM(S) to **PLAMEN KHRISTOV, a married man, and ANGEL URIZAR VALLE, a married person**, as joint tenants, of 1310 Shagbark Dr. Des Plaines, IL 60018, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

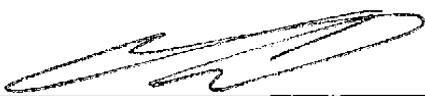
Permanent Index Number(s): 09-21-302-029-0000

Property Address: 1310 Shagbark Dr. Des Plaines, IL 60018


SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 25 day of Nov, 2019.



Plamen Khristov



Nancy Urizar Khristova

2/3 Chicago 19017455RL

Exempt deed or instrument
eligible for recordation
without payment of tax.

Mama 12-11-19
City of Des Plaines

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Plamen Khristov and Nancy Urizar Khristova, personally known to me to be the same person(s) whose name is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he (they) signed, sealed and delivered in the 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 25 day of NOV, 2019.



Thomas R. Kopeck

Notary Public

THIS INSTRUMENT PREPARED BY:

Joseph R. Ramos, Esq.
Law Office of Joseph R. Ramos
340 N. Lake Street
Aurora, IL 60506

MAIL TO:

Plamen Khristov
Angel Urizar Valle
1310 Shagabark Dr.
Des Plaines, IL 60018

SEND SUBSEQUENT TAX BILLS TO:

Plamen Khristov
Angel Urizar Valle
1310 Shagabark Dr.
Des Plaines, IL 60018

REAL ESTATE TRANSFER TAX

02-Dec-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

09-21-302-029-0000

| 20191201657997 | 0-595-274-080

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LEGAL DESCRIPTION

LOT ONE (1) IN BLOCK "B" IN SHAGBARK LAKE MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH WEST QUARTER (1/4) OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 10, 1954, AS DOCUMENT NUMBER 1564581.

EXEMPT PURSUANT TO SECTION E OF THE REAL ESTATE TRANSFER TAX LAW.
(35 ILCS 200/31-45(e).

Grantor J. B. [Signature] Date: 11/25/19

DEED PREPARED AS ACCOMMODATION ONLY. TITLE NOT EXAMINED BY PREPARER. DIVORCE DECREE, IF ANY, NOT EXAMINED BY PREPARER. INFORMATION FURNISHED.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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.

DATED: 12/6/2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

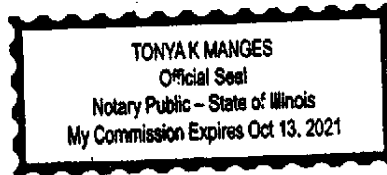
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Maura Timothee

On this date of: 12/6/2019

NOTARY SIGNATURE: [Signature]

[Signature]
AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 12/6/2019

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

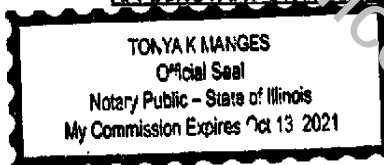
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Maura Timothee

On this date of: 12/6/2019

NOTARY SIGNATURE: [Signature]

[Signature]
AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

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LEGAL DESCRIPTION

Order No.: 19017455RL

For APN/Parcel ID(s): 09-21-302-029

LOT ONE (1) IN BLOCK "B" IN SHAGBARK LAKE MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH WEST QUARTER (1/4) OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 10, 1954, AS DOCUMENT NUMBER 1564581.

Property of Cook County Clerk's Office