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Doc# 2005155005 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/20/2020 09:31 AM PG: 1 OF 6

QUIT CLAIM DEED

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Ivelina K. Angelova, of Park Ridge, of the County of Cook, and State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, Conveys and Quit Claim unto Ivelina K. Angelova of Park Ridge, Illinois as TRUSTEE under the provisions of a trust agreement known as the Ivelina K. ANGELOVA TRUST dated September 9, 2019, Grantor's interest in the following described real estate in the County of Cook and State of Illinois, to wit:

see attached legal description

Common Address: 2390 Virginia St. in Park Ridge, Illinois 60068
P.I.N. 09 27 107 050 0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding

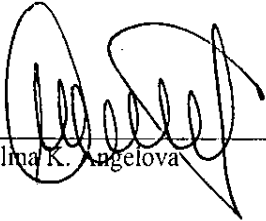
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upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Hereby expressly releasing and waiving any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

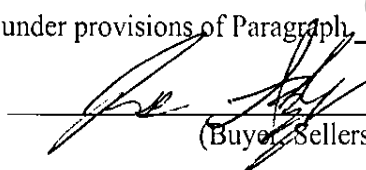
DATED this 9th day of September, 2019.



Ivelina K. Angelova (SEAL)

AFFIX TRANSFER STAMPS ABOVE

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

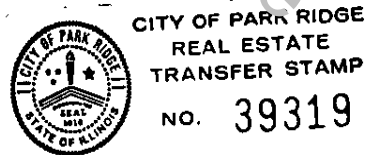
 Date: 2-19, 2019
(Buyer, Sellers or Representative) 2020



This instrument prepared by the undersigned
Jack Kozar
Kozar Law Office, LLC
105 S. Adell Place, Elmhurst, IL 60126
P.: 630/561-1408, F.: 630-834-2393

For information only, common address of property:
Ivelina K. Angelova Trust
2390 Virginia St.
Park Ridge, Illinois 60068

Send Subsequent tax bill to:
Ivelina K. Angelova Trust
2390 Virginia St.
Park Ridge, Illinois 60068

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



REAL ESTATE TRANSFER TAX		20-Feb-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
09-27-107-050-0000 20200101603823 1-051-010-912		

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LEGAL DESCRIPTION

LOTS 6 AND 7 IN OAKTON MANOR SECOND ADDITION BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 09 27 107 050 0000

Common Address: 2390 Virginia Street Park Ridge, Illinois 60068

Property of Cook County Clerk's Office

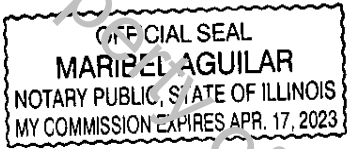
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STATE OF ILLINOIS, COUNTY OF DUPAGE. I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, ANGEL ANGELOV, personally known to me to be same person whose name is subscribed to the foregoing instrument, 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 9th of September, 2019.

My commission expires:

Maribel Aguilar
Notary Public

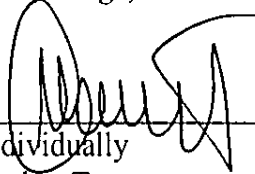


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ACCEPTANCE BY TRUSTEE

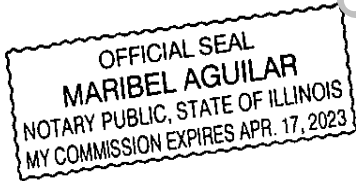
I, Ivelina K. Angelova as Trustee of the Ivelina K. Angelova Trust dated September 9th, 2019, hereby accept the transfer of title of the Real Property located at, **2390 Virginia Street Park Ridge, Illinois 60068** to the above-named Trust.


Individually
And as Trustee.

Date: 9/9/19

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

On 9-9 2019 Ivelina K. Angelova acknowledged to me that this instrument was executed as that person's free act and deed.




Notary Public

My Commission Expires: 4-17-23

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

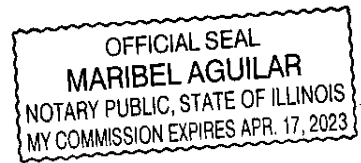
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9/9, 2019

Signature:
Grantor or Agent

Subscribed and sworn to before me
By the said Ivelina Angelova
This 9th day of September, 2019

NOTARY PUBLIC Maribel Aguilar



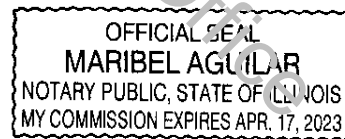
The Grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date Sept 9, 2019

Signature:
Grantee or Agent

Subscribed and sworn to before me
By the said Ivelina Angelova
This 9th day of September, 2019

NOTARY PUBLIC Maribel Aguilar



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)