

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2005806006 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/27/2020 09:40 AM Pg: 1 of 5

Dec ID 20200201623256

### PREPARED BY AND MAIL THE RECORDED DEED TO:

Gerald J. Smoller, Esq.  
Hardt, Stern & Kayne, P.C.  
2610 Lake Cook Road, Suite 200  
Riverwoods, Illinois 60015  
847-597-2150

### SEND SUBSEQUENT TAX BILL TO:

IOAN TIRAN & FLORICA TIRAN  
4050 W. Mulford Street  
Skokie, IL 60076

THE GRANTORS, IOAN TIRAN, not personally but as trustee of the IOAN TIRAN Trust, under trust agreement dated the 9<sup>th</sup> day of May, 2005 and FLORICA TIRAN, not personally but as trustee of the FLORICA TIRAN Trust, under trust agreement dated the 9<sup>th</sup> day of May, 2005, of 4050 w. Mulford Street, Skokie, Illinois 60076 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to IOAN TIRAN, FLORICA TIRAN, and VIRGIL TIRAN, all of Skokie, Illinois as joint tenants and not as tenants in common to the following described real estate situated in Cook County, Illinois:

LOTS 1 AND 2 AND THE EAST ½ OF THE VACATED ALLEY LYING WEST OF ADJOINING LOTS 1 AND 2 IN LINCOLN CHASE KOSTNER SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTH 361 FEET OF SOUTH 660 FEET LYING EAST OF LINCOLN AVENUE OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-27-320-011-0000 and 10-27-320-012-0000

Commonly known as: 4401 W. Chase, Lincolnwood, Illinois 60712

IOAN TIRAN

FLORICA TIRAN

*This transaction is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 (E)*

IOAN TIRAN Grantor

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her 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, 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.

[Signature] Florica Sirny  
Grantor or Agent

Dated 02/06/, 2020.

SUBSCRIBED and SWORN to before me by the said Grantor this 6<sup>th</sup> day of February, 2020.



Notary Public Maria A. Bordeianu

The grantee or his/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 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.

[Signature]  
Grantee or Agent

Dated 02/06/, 2020.

SUBSCRIBED and SWORN to before me by the said Grantee this 6<sup>th</sup> day of February, 2020.



Notary Public Maria A. Bordeianu

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

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[Attach to deed or AB] to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that IOAN TIRAN and FLORICA TIRAN, 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act and the free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this 6<sup>th</sup> day of February, 2020.

Maria A. Bordeianu  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD  
CERTIFICATE OF PAYMENT  
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES  
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Ioan Tiran Trust & Florica Tiran Trust

Mailing Address: 4401 W Chase Avenue

Lincolnwood, IL 60712

Telephone No.: \_\_\_\_\_

Attorney or Agent: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Property Address: 4401 W Chase Avenue

Lincolnwood, IL 60712

Property Index Number (PIN): 10-27-320-011-0000 / 10-27-320-012-0000

Water Account Number: 100584-000

Date of Issuance: February 14, 2020

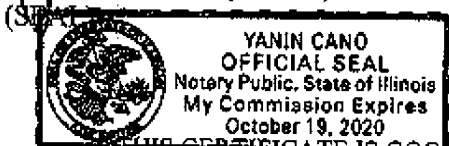
State of Illinois )  
County of Cook )

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me  
on February 14, 2020, by Yanin Cano

By: *Robert J. Merkel*  
Robert Merkel,  
Finance Director

*Yanin Cano*  
(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.