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BT 2210020-00948

CLAIM DEED (1/3)
(ILLINOIS)

Doc# 2024457000 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/31/2020 10:09 AM PG: 1 OF 3

THE GRANTOR,
Ivelina K. Angelova, as
Trustee under the
provisions of a trust
agreement known as the
Ivelina K. Angelova
Trust dated September 9,
2019, of the County of COOK,
State of Illinois, for and
in consideration of
TEN DOLLARS, and
other good and valuable
consideration in hand paid,
CONVEYS and QUIT CLAIMS TO:

THE GRANTEE, Ivelina K. Angelova, a single person,

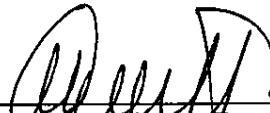
The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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.

PERMANENT REAL ESTATE INDEX NUMBER(S): 09-27-107-050-0000

ADDRESS OF REAL ESTATE: 2390 VIRGINIA St, Park Ridge, IL 60068

Dated this 15th day of June, 2020.

 as trustee
Ivelina K. Angelova, Trustee

REAL ESTATE TRANSFER TAX

31-Aug-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

09-27-107-050-0000

20200501691024 | 0-956-508-640



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 36257

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ivelina K. Angelova is 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 she signed, sealed and delivered the said instrument as her 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 15th day of June, 2020.

My Commission expires 12/01/2023



G. Jordanov
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

DOUGLAS D. DANIELSON, Esq.
1023 Huntington Drive
Aurora, IL 60506

Send Subsequent Tax Bills to and when Recorded Mail to:

~~GRANTOR AND GRANTEE ADDRESS~~
Ivelina K. Angelova
2390 VIRGINIA St.
Park Ridge, IL 60068

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45, PROPERTY TAX CODE.

6/15/2020 [Signature]
DATE BUYER, SELLER, BORROWER OR
REPRESENTATIVE

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

UNOFFICIAL COPY

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: 8 / 18 / 2020

SIGNATURE: _____

Deborah D Howell
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):

Ivelina K. Angelova TRUST

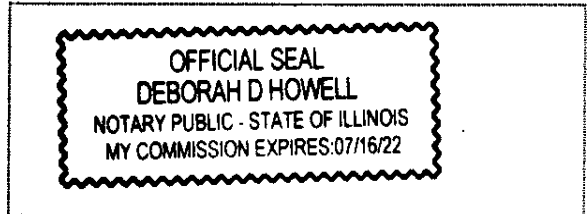
AFFIX NOTARY STAMP BELOW

On this date of:

8 / 18 / 2020

NOTARY SIGNATURE: _____

Deborah D Howell



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: 8 / 18 / 2020

SIGNATURE: _____

Deborah D Howell
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):

Ivelina K. Angelova

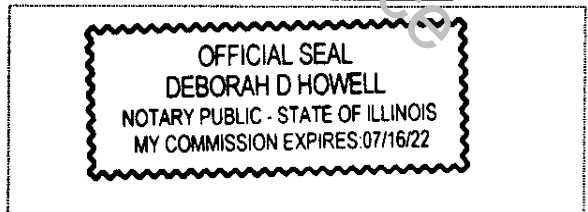
AFFIX NOTARY STAMP BELOW

On this date of:

8 / 18 / 2020

NOTARY SIGNATURE: _____

Deborah D Howell



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)