

UNOFFICIAL COPY



Doc# 2105734018 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/26/2021 10:37 AM PG: 1 OF 7

QUIT CLAIM DEED

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, Krasimir I. Angelov and Lidia I. Angelova, a married couple, 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 Krasimir I. Angelov and Lidia I. Angelova as co-trustees under a trust agreement titled the Angelov Family Trust dated October 1st, 2020, the following described real estate in the County of Cook and State of Illinois, to wit:

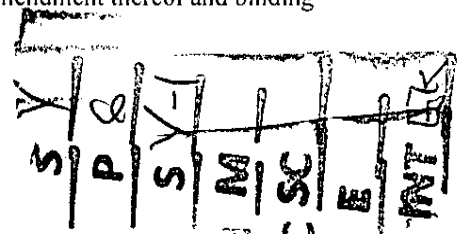
see attached legal description

Common Address: 4203 N. Lawndale Unit 3 Chicago, Illinois 60618
P.I.N. 13 14 315 041 1008

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 1st day of October, 2020.



Krasimir I. Angelov (SEAL)



Lidia I. Angelova (SEAL)

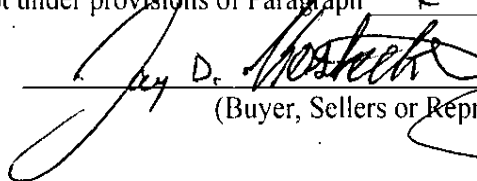
REAL ESTATE TRANSFER TAX	05-Feb-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

13-14-315-041-1008 | 20210101610401 | 0-505-205-776

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

AFFIX TRANSFER STAMPS ABOVE

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



(Buyer, Sellers or Representative) Date: October 26th, 2020

This instrument prepared by the undersigned

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:

4203 N. Lawndale #3 Chicago, IL. 60616

Send Subsequent tax bill to:
Angelov Family Trust
530 N. Dee Road
Park Ridge, Illinois 60068

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

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LEGAL DESCRIPTION

PARCEL 1: LOTS 23 AND 24 IN LOT 10 IN WALKERS SUBDIVISION OF BLOCKS 1 TO 31 BOTH INCLUSIVE IN W.B. WALKERS ADDITION TO CHICAGO, IN THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY 4201 LAWNSDALE, LLC RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0514632151, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S.A.-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 0514632151.

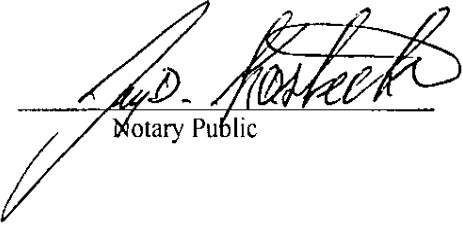
Property of Cook County Clerk's Office

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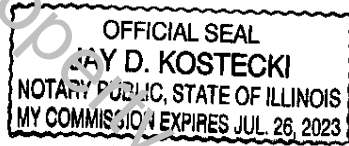
STATE OF ILLINOIS, COUNTY OF DUPAGE. I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Krasimir I Angelov and Lidia I Angelova, personally known to me to be same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this 1st of October, 2020.

My commission expires:



Notary Public

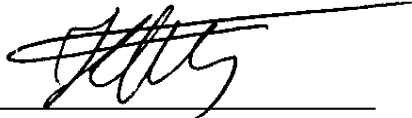


Property of Cook County Clerk's Office

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ACCEPTANCE BY TRUSTEE

I, Krasimir I. Angelov, as Co-Trustee of the Angelov Family Trust Dated October 1st, 2020, do hereby accept the real property located at 4203 N. Lawndale Unit 3 Chicago, Illinois 60618, into said Trust.

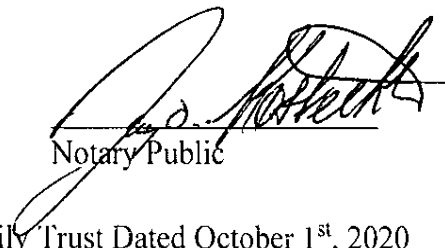
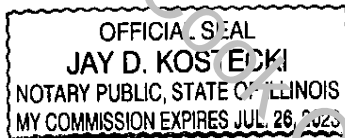


Krasimir I. Angelov
Individually and as Co-Trustee

Date: 10/11/20

STATE OF ILLINOIS
COUNTY OF DUPAGE

Subscribed and sworn to me on 10/11, 2020.


Notary Public

I, Lidia I. Angelova, as Co-Trustee of the Angelov Family Trust Dated October 1st, 2020 do hereby accept the real property located at 4203 N. Lawndale Unit 3 Chicago, Illinois 60618 into said Trust.

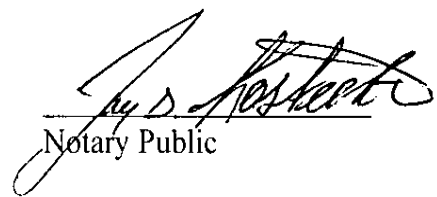
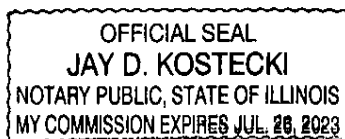


Lidia I. Angelova
Individually and as Co-Trustee

Date: 10/11/20

STATE OF ILLINOIS
COUNTY OF DUPAGE

Subscribed and sworn to me on 10/11, 2020.


Notary Public

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STATEMENT BY GRANTOR AND GRANTEE

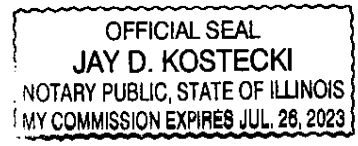
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 10/1, 2020

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Lidia Angelova
This 1st day of October, 2020

NOTARY PUBLIC [Signature]



The Grantee or his 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 10/1, 2020

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Lidia Angelova
This 1st day of October, 2020

NOTARY PUBLIC [Signature]



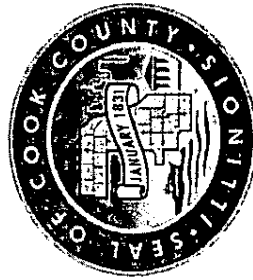
NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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.)

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REAL ESTATE TRANSFER TAX

26-Feb-2021



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

13-14-315-041-1008

20210101610401

2-026-265-616

Property of Cook County Clerk's Office