

UNOFFICIAL COPY

Doc#: 2114120065 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/21/2021 06:44 AM Pg: 1 of 3

Dec ID 20210301675270
ST/CO Stamp 1-713-451-536

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Biljana Risteski
132 Carriage Way Drive, Unit 105C
Burr Ridge, IL 60527

NAME & ADDRESS OF TAX PAYER:

Biljana Risteski
132 Carriage Way Drive, Unit 105C
Burr Ridge, IL 60527

THE GRANTOR(S), Stefcho Risteski, a married man, of the City of Burr Ridge, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid,

CONVEY AND QUIT CLAIM to Biljana Risteski, a married woman, of 132 Carriage Way, Unit 105C, Burr Ridge, IL 60527, all interest in the following described real estate to wit:

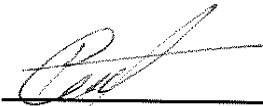
PARCEL 1:

UNITS C-105 AND C-50 IN CARRIAGE WAY OF BURR RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 'B' IN CARRIAGE WAY, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST 1/4 OF SAID SECTION 19 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 87607850 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 18-19-307-007-1208 (UNIT C-105) & 18-19-307-007-1312 (C-50)
PROPERTY ADDRESS: 132 Carriage Way, Unit 105C, Burr Ridge, IL 60527

TO HAVE AND TO HOLD, the above granted premises unto the parties of the second part forever.

Dated this 26 day of DEC, 2020



STEFCHO RISTESKI (Seal)

REC 2100307
FIDELITY NATIONAL TITLE

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STATE OF IL)
COUNTY OF Cook) SS.

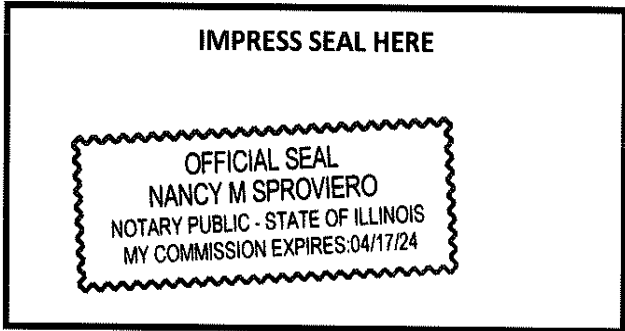
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Stefcho Risteski**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notaries seal, this 26 day of December, 2020

Notary Public

My commission expires on 4/17/24

Nancy M Sproviero



• If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
Nancy Sproviero
633 S. La Grange Rd., Suite 11
La Grange, IL 60525

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 4 OF THE REAL ESTATE TRANSFER
ACT

DATE: Dec 20, 2020

[Signature]
Signature of Buyer, Seller or Representative.

◆ This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		23-Mar-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

18-19-307-007-1208 | 20210301675270 | 1-713-451-536

EXEMPT UNDER THE PROVISIONS
OF PARAGRAPH E SECTION
31-45 PROPERTY TAX CODE
Scanned 12-26-20

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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: 26 | 12 | 20 20

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:

Nancy M. Sproviero

By the said (Name of Grantor): Stetcho Risteski

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 26 | 20 20

NOTARY SIGNATURE: [Signature]



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: 26 | 12 | 20 20

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:

Nancy M. Sproviero

By the said (Name of Grantee): Biljana Risteski

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 26 | 20 20

NOTARY SIGNATURE: [Signature]



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)**