

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

Doc# 2136312227 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/29/2021 09:23 AM Pg: 1 of 3

### MAIL TO:

Gary S. Lundeen, Esq.  
806 E. Nerge Rd.  
Roselle, IL 60172

Dec ID 20211201677232  
ST/CO Stamp 0-235-518-608  
City Stamp 0-712-161-936

### NAME AND ADDRESS OF TAXPAYER:

Kremena Call  
Peter S. Angelov and Lilyana P. Angelova  
3561 W. Lyndale St., Unit 3E  
Chicago, IL 60647

### === For Recorder's Use ===

210168204477

GRANTOR, Kremena P. Call, married \*non-homestead property, of 3503 W. McLean Ave., Chicago, IL 60647, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and QUIT CLAIMS** to the **GRANTEES**, Kremena P. Call as Trustee under the Kremena P. Call Declaration of Trust dated December 1, 2021, as to an undivided 99 percent (99%) interest, and Peter S. Angelov and Lilyana P. Angelova, Husband and Wife, of 3561 W. Lyndale St. Unit 3E, Chicago, IL 60647, as to an undivided 1% interest, the following described real estate located in Cook County, Illinois:

PARCEL 1: UNIT 3E IN 3561 WEST LYNDALE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 202 AND 203 IN THE SUBDIVISION OF THE NORTH ½ OF THE WEST 1/3 OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0328144164, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Permanent Index No: 13-35-212-025-1008  
Commonly known as: 3561 W. Lyndale St., Unit 3E, Chicago, IL 60647

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

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Dated this 20th day of December, 2021

[Signature] (SEAL)  
Kremena P. Call

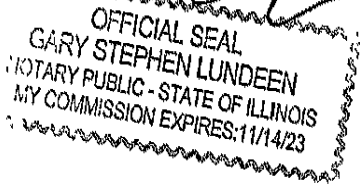
STATE OF ILLINOIS )  
                                  )  
COUNTY OF )

I, the undersigned, a Notary Public in and for the County and State aforementioned, **DO HEREBY CERTIFY** that Kremena P. Call is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, 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 notary seal this 20th day of December, 2021.

[Signature]

Notary Public



**COUNTY - ILLINOIS TRANSFER STAMPS**

Exempt Under Provision of  
Paragraph 2 Section 4  
Real Estate Transfer Act

Date: 12-20-2021

[Signature]

Prepared By  
Gary S. Lundeen  
806 E. Nerge Road  
Roselle, IL 60172

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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: 12 | 20 | 20 21

SIGNATURE: X. [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:

By the said (Name of Grantor): KREMENA P. CAHILL

On this date of: 12 | 20 | 20 21

NOTARY SIGNATURE: [Signature]

**AFFIX NOTARY STAMP BELOW**



### 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: 12 | 20 | 20 21

SIGNATURE: X. [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:

By the said (Name of Grantee): KREMENA P. CAHILL

On this date of: 12 | 20 | 20 21

NOTARY SIGNATURE: [Signature]

**AFFIX NOTARY STAMP BELOW**



### 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)