



205700465FA
1 of 1
Chicago Title Insurance Company

UNOFFICIAL COPY

QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2205341236 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2022 03:17 PM Pg: 1 of 4

Dec ID 20220201616293
ST/CO Stamp 0-669-544-848
City Stamp 1-952-608-656

THE GRANTORS, **Alexander Taylor**, not married, of 9238 Gross Point Rd Unit 208, Skokie, IL 60077 of the County of Cook, and **Theodore Terziev**, married to Shagufta Maskatiya-Terziev, both of 5740 N Manton Ave, Chicago, IL 60646, of the County of Cook,

as sole heirs and legatees of Miro Taylor, deceased.

for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to:

~~Theodore Terziev and Shagufta Maskatiya-Terziev, a married couple, as joint tenants with right of survivorship~~ * Theodore V Terziev aka Theodore Terziev and Shagufta Maskatiya Terziev, husband and wife as tenants in common
all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 15 (EXCEPT THE EAST HALF THEREOF) AND LOT 16 (EXCEPT THE WEST HALF THEREOF) IN BLOCK 2 IN FOREST CREST, BEING GEORGE C. HELL'S SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED FEBRUARY 25, 1921 AS DOCUMENT NO. 7068615 IN COOK COUNTY, ILLINOIS

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO:

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, applicable zoning laws, ordinances, and other governmental regulations, existing leases and tenancies, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 13-05-415-003-0000

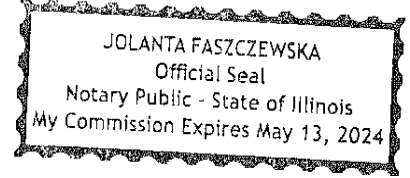
Address Of Real Estate: 5742 N. Manton Chicago Illinois, 60646

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QUIT CLAIM DEED p.2 of 3

Dated this 8 day of JANUARY, 2022

Alexander Taylor (SEAL)
Alexander Taylor



NOTARY

STATE OF ILLINOIS,
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Alexander Taylor** personally known to me to be the same person(s) whose name(s) is 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 8 day of JANUARY, 2022

Jolanta Faszczewska (Notary Public)

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45
PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 1-8-22
[Signature]
Signature of Buyer, Seller or Representative.

Prepared By: Alexander Michalakos, Esq.
1410 W. Higgins, Suite 204
Park Ridge, Il 60068

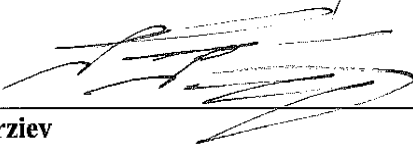
Mail To:
Alexander Michalakos, Esq.
1410 W. Higgins, Suite 204
Park Ridge, Il 60068
alex@parkridgelawyer.net

Name & Address of Taxpayer:
Theodore Terziev
5742 N. Manton Chicago Illinois, 60646
Chicago Illinois, 60646

UNOFFICIAL COPY

QUIT CLAIM DEED p.3 of 3

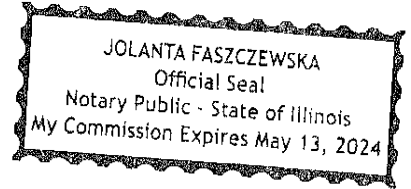
Dated this 8 day of January, 2022



Theodore Terziev

(SEAL)

NOTARY



STATE OF ILLINOIS,
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Theodore Terziev** personally known to me to be the same person(s) whose name(s) is 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 8 day of JANUARY, 2022


(Notary Public)

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45
PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 1-8-22


Signature of Buyer, Seller or Representative

Prepared By: Alexander Michalakos, Esq.
1410 W. Higgins, Suite 204
Park Ridge, Il 60068

Mail To:
Alexander Michalakos, Esq.
1410 W. Higgins, Suite 204
Park Ridge, Il 60068
alex@parkridgelawyer.net


Name & Address of Taxpayer:
Theodore Terziev,
5742 N. Manton Chicago Illinois, 60646
Chicago Illinois, 60646

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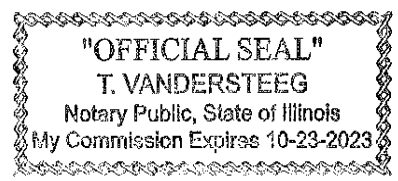
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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.

Dated 2-15, 2022

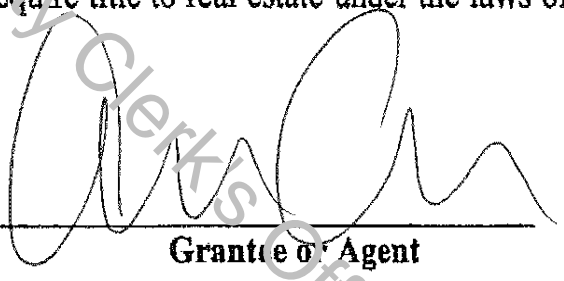
Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 15 day of February, 2022.
Notary Public T. Vandersteeg

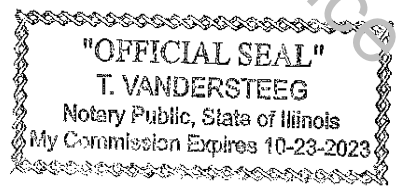


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date 2-15, 2022

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 15 day of February, 2022.
Notary Public T. Vandersteeg



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.)