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QUIT CLAIM DEED

After recording mail to: Marc D. Sherman and Colleagues PC 3700 W. Devon Ave., Suite E Lincolnwood, IL 60712

Name & Address of Taxpayer: The Shvartser Family Trust 8240 Kenneth Avenue Skokie, Illinois 60076 Doc# 2225015002 Fee \$88.00

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

KAREN A, YARBROUGH

DATE: 09/07/2022 09:55 AM PG: 1 OF 3

The GRANTOR Y JRI SHVARTSER, a married man, of 8240 Kenneth Avenue, Skokie, Cook County, Illinois, 6007% for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to the GRANTEES YURI SHVARTSER and TATY ANA SHVARTSER, not individually but as Co-Trustees of THE SHVARTSER FAMILY TRUST U/A/D 07/27/2022, all of the Grantor's right, title and interest in the following described land located in the City of Skokie, County of Cook, State of Illinois;

LOT 1 (EXCEPT THE NORTH 7 FEET THEREOF AND EXCEPT THE EAST 7 FEET THEREOF) IN FIRST ADDITION TO MAIN STREET AND CICERO AVENUE SUBDIVISION, BEING PART OF OWNER'S SUBDIVISION OF THE NORTH 55 ACRES OF THE SOUTHEAST ¼ OF SECTION 21, TO WNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN:10-21-402-025-0000

Property Address: 8356 SKOKIE BLVD., SKOKIE, ILLINOIS 50077

TO HAVE AND TO HOLD said premises forever.

THIS IS NOT HOMESTEAD

PROPERTY

Dated: September 2, 2022

MULLY

YURI SHVARTSER

(seal)

VILLAGE OF STOKIE

E ECONOMIC DEVELOPMENT TAX

E PIN: 10-21-40-2-025-0000

E ADDRESS: 83565 Kokie Blvd

E 18765

E 18765

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ACCEPTANCE BY CO-TRUSTEES

The undersigned, Co-Trustees of THE SHVARTSER FAMILY TRUST U/A/D 07/27/2022. hereby acknowledge and accept the transfer of title to the Property, to be held and maintained as part the trust aforesaid:

TATYANA SHVARTSER, Co-Trustee

STATE OF ILLINOIS

County of COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that YURI SHVARTSER, individually and as Co-Trustee of the Trust aforesai, and TATYANA SHVARTSER, as Co-Trustee of the Trust aforesaid, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she/they signed and delivered the foregoing instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of September, 2022:

Notary:

My Commission Expires 09-13-2025

NOTALLY FUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/13/2025

Prepared By:

Marc D. Sherman and Colleagues PC 3700 W. Devon Ave., Suite E Lincolnwood, IL 60712

mshermanlawoffice@icloud.com

847-910-8756

County - Illinois Transfer Stamps Exempt under provisions of paragraph E Section 31-45, Real Estate Transfer Tax Law

Date: September 2, 2022

YURI SHVARTSER

THIS IS NOT HOMESTEAD PROPERTY

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

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his or her agent affirms that, to the best of his or her knowledge, 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 arthorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: September 2, 2022

Signature:

YUM SHVARTSER

Subscribed and S vorn to before me by the said YURI SUVARTSER this 2nd day of September, 2022

MOTARY PUBLIC

"OFFICIAL SEAL"
FELICIAF. FRANKS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/13/2025

The Grantee or his or her agent affirms and verifies that the name of the Grantor 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 and hold title to real estate under the laws of the State of Illinois.

Dated: September 2, 2022

Signature:

YURI SHVARTSER, Co-Trustee

Subscribed and Sworn to before me by the said YURI SHVARTSER, Co-Trustee this 2nd day of September, 2022

NOTARY PUBLIC

"OFFICIAL SEAL"
FELICIA F. FRANKS
NOTARY PUBLIC, STATE OF MELINOIS
MY COMMISSION EXPIRES 9/13/2025

NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)