UNOFFICIAL CO

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# 2225015004 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 09/07/2022 09:59 AM PG: 1 OF 3

The GRANTOR Y JRI SHVARTSER, a married man, of 8240 Kenneth Avenue, Skokie, Cook County, Illinois, 60079, 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:

LOTS 26, 27, AND 28 IN FIRST ADDITION TO MAIN STREET AND CICERO AVENUE SUBDIVISION, BEING A PART OF OWNER'S SUBDIVISION OF THE NORTH 55 ACRES OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN:10-21-402-080-0000

Property Address: 8340 SKOKIE BLVD., SKOKIE, ILLINGIS 60077

TO HAVE AND TO HOLD said premises forever.

THIS IS NOT HOMESTEAD

PROPERTY

(seal)

REAL ESTATE TRANSFER TAX

COUNTY: ILLINOIS: TOTAL:

0.00 0.00

07-Sep-2022

10-21-402-080-0000

20220901630457 0-401-332-816

VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX PIN: 10-21-402=00000 ADDRESS: ひつ 18767

1

UNOFFICIAL COPY

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:

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 aforesaid, and TATYANA SHVARTSER, as Co-Trustee of the Trust afo esaid, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the to regoing 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: Tolicie F France

My Commission Expires 09-25-2025

WA COMMISSION EXPIRES 9/13/2029 NOTARY PUBLIC, STATE OF ILLINOIS **FELICIA F. FRANKS** "OFFICIAL

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).



UNOFFICIAL COPY

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 authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: September 2, 2022

Signature:

URI SHVARTSER

Subscribed and Sworn to before me by the said YURI SHVANTSER this 2nd day of September, 2022

Yelica t. Frank

"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 language 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:

YUR 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 SEAD"
FELICIAF. FRANKS
NOTARY PUBLIC, STATE OF ILLINOIS
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.)