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Doc#: 2315047142 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 03:07 PM Pg: 1 of 3

QUIT CLAIM DEED Statutory (Illinois)

THE GRANTOR, STANKA P. DIMITROVA, as Trustee of the 5501 North Chester Ave., Apt. 21, Chicago TRUST, dated November 6, 2012, grantor, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid CONVEYS AND QUIT CLAIMS to Rusen Rusev and Nina Ruseva and their Successors, as Co-Trustees of RUSEV FAMILY TRUST DATED MAY 18, 2017, (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, of Norridge, Illinois, the following described real estate situated in the County of Cook and State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Dec ID 20230501631184
ST/CO Stamp 1-143-741-136
City Stamp 2-086-529-744

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Tax No: 12-11-122-012-1021

Address of Property: 5501 N. Chester Avenue, Apt. 21, Chicago, IL 60656

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 not as tenants in common but as joint tenants forever.

DATED THIS 22 DAY OF May, 2023

 (SEAL)
Stanka P. Dimitrova, Trustee

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4(e) REAL ESTATE TRANSFER TAX ACT.
DATED: 05-22-, 2023

STANKA P. DIMITROVA, TRUSTEE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that STANKA P. DIMITROVA, Trustee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 22 day of May, 2023


NOTARY PUBLIC

THIS DEED PREPARED BY:
JOEL S. HYMEN, ESQ., HYMEN & BLAIR, P.C., 1411 MCHENRY ROAD, SUITE 125, BUFFALO GROVE, IL 60089

MAIL TO: Hymen & Blair, P.C.
1411 McHenry Road
Suite 125
Buffalo Grove, IL 60089

SEND TAX BILL TO: RUSEV FAMILY TRUST
7725 W. Wilson Ave.
Norridge, IL 60706



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LEGAL DESCRIPTION RIDER

PARCEL 1: UNIT 21 IN THE PARKSIDE SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE THAT PART OF THE WEST 208.50 FEET (AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) OF LOT 2 IN SECOND ADDITION TO SZCZESNY'S CUMBERLAND SUBDIVISION OF THE EAST ½ OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33.0 FEET THEREOF, ALSO EXCEPT THE NORTH 33.0 FEET THEREOF, ALSO EXCEPT THE EAST 185.0 FEET THEREOF, ALSO EXCEPT THE SOUTH 33.0 FEET THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 01°49'12" EAST ALONG THE WEST LINE THEREOF 92.01 FEET; THENCE SOUTH 88°13'35" EAST 82.52 FEET; THENCE NORTH 01°34'57" EAST 21.18 FEET; THENCE, SOUTH 88°10'41" EAST 73.55 FEET; THENCE NORTH 01°49'19" EAST 17.70 FEET; THENCE SOUTH 88°10'41" EAST 18.25 FEET; THENCE NORTH 01°43'32" EAST 69.74 FEET; THENCE NORTH 88°24'22" WEST 91.18 FEET; THENCE NORTH 01°35'38" EAST 66.70 FEET TO THE NORTHLINE OF LOT 2; THENCE SOUTH 89°59'26" EAST 125.78 FEET TO THE EAST LINE OF THE WEST 208.50 FEET AFORESAID; THENCE SOUTH 01°49'07" WEST ALONG SAID LINE 125.77 FEET; THENCE NORTH 55°30'22" WEST 19.18 FEET; THENCE SOUTH 02°8'43" WEST 9.69 FEET; THENCE SOUTH 55°30'22" EAST 19.25 FEET TO THE EAST LINE OF THE WEST 208.50 FEET AFORESAID; THENCE SOUTH 01°49'07" WEST ALONG SAID LINE 9.72 FEET; THENCE NORTH 55°30'22" WEST 19.31 FEET; THENCE SOUTH 02°08'43" WEST 66.81 FEET; THENCE NORTH 88°27'02" WEST 109.15 FEET; THENCE SOUTH 01°34'57" WEST 66.21 FEET TO THE SOUTH LINE OF LOT 2; THENCE NORTH 89°57'37" WEST ALONG SAID SOUTH LINE 82.53 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-21 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, AS AMENDED FROM TIME TO TIME, RECORDED AS DOCUMENT NUMBER 10780629.

5501 N. Chester Avenue, Apt. 21, Chicago, IL 60656

PIN: 12-11-122-012-1021

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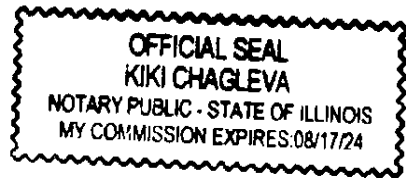
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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, 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 this 22 day of May, 2023. Signature x [Signature]
Grantor or Agent

Subscribed and sworn to before me by and said Stanka P. Dimitrova this 22 day of May, 2023.

Notary Public [Signature]



The grantee or his agent affirms that, to the best of his 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, 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 this 22 day of May, 2023. Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by and said Mina Ruseva this 22 day of May, 2023.

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantor/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 Illinois Real Estate Transfer Tax Act.