

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc#: 2321206293 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 02:19 PM Pg: 1 of 4

Dec ID 20230701680860

THE GRANTOR, **YULIYA N. ATANASOVA** and **BOYAN S. ATANASOV**, husband and wife,, of the Village of Elk Grove Village, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths Dollars (\$10.00) in hand paid, conveys and quit claims as follows: **an undivided one-half interest to BOYAN ATANASOV, and his successors, as Trustee of the BOYAN ATANASOV REVOCABLE LIVING TRUST DATED JULY 24, 2023 and an undivided one-half interest to YULIYA ATANASOVA and her successors of the YULIYA ATANASOVA REVOCABLE LIVING TRUST DATED JULY 24, 2023**, both of 759 Galleon Lane, Elk Grove Village, IL, County of Cook, hereinafter referred to as "said Trustee" and unto all and every successor or successors in trust under said Trust Agreement, the following described real estate situated in the County of Cook in the State of Illinois, to wit:


LEGAL DESCRIPTION ATTACHED

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number: 07-33-104-108-0000

Address of Real Estate: 1185 Regency Drive, Schaumburg, IL 60193

Dated this 24th day of July, 2023.

+ 

BOYAN ATANASOV

x 

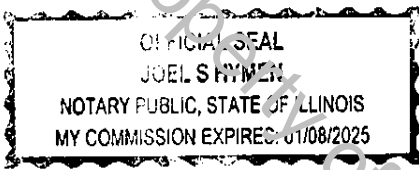
YULIYA ATANASOVA

UNOFFICIAL COPY

STATE OF)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **BOYAN ATANASOV** and **YULIYA ATANASOVA**, husband and wife, personally known to me to be the persons whose name are 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 24th day of July, 2023.



Joel S. Hymen

Notary Public

Exempt under provisions of Paragraph (E) Section 4 of the Real Estate Transfer Tax Act.

Dated: July 24, 2023

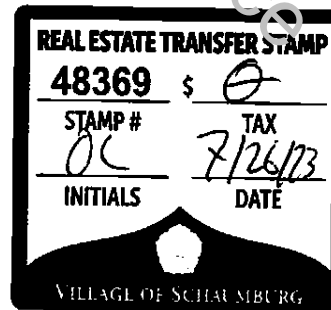
[Signature]

Prepared by and after recording mail to:

Joel S. Hymen, Esq.
HYMEN & BLAIR, P.C.
1411 McHenry Road, Suite 125
Buffalo Grove, IL 60089

Name and Address of Taxpayer/Address of Property:

Mr. and Mrs. Boyan Atanasov
759 Galleon Lane
Elk Grove Village, IL 60007



UNOFFICIAL COPY

LEGAL DESCRIPTION

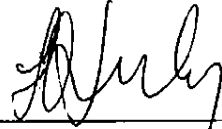
THAT PART OF LOT 11 IN WELLINGTON COURT, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1988 AS DOCUMENT NO. 88598270 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 53 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 11 A DISTANCE OF 170.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 11; THENCE NORTH 36 DEGREES 40 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 11, A DISTANCE OF 16.43 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 36 DEGREES 40 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 11 A DISTANCE OF 22.17 FEET; THENCE NORTH 13 DEGREES 24 MINUTES 46 SECONDS EAST 151.77 FEET TO A POINT ON A CURVE, BEING THE NORTHERLY LINE OF SAID LOT 11; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, BEING THE NORTHERLY LINE OF LOT 11; BEING CONCAVE TO THE SOUTH HAVING A RADIUS OF 170.00 FEET, HAVING A CHORD BEARING OF SOUTH 86 DEGREES 21 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 17.05 FEET; THENCE SOUTH 13 DEGREES 24 MINUTES 46 SECONDS WEST, 167.18 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

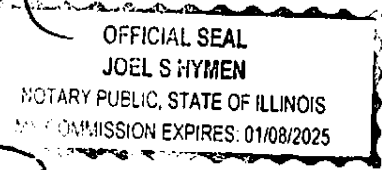
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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.

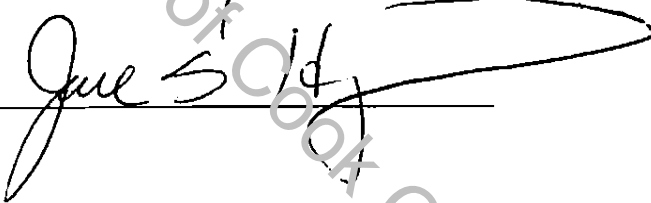
Dated this 24th day of July, 2023.

Signature 
Grantor or Agent

Subscribed and sworn to before

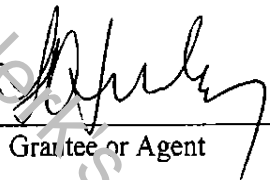
me by and said Yuliya Atanasova
this 24th day of July, 2023.



Notary Public 

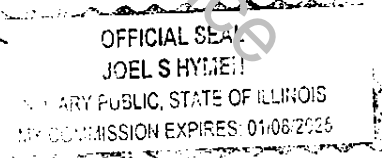
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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.

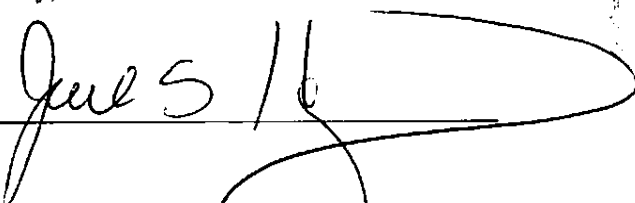
Dated this 24th day of July, 2023.

Signature 
Grantee or Agent

Subscribed and sworn to before

me by and said Yuliya Atanasova
this 24th day of July, 2023.



Notary Public 

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.