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Doc#. 2322755022 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/15/2023 01:54 PM Pg: 1 of 4

Dec ID 20230801698410

QUIT CLAIM DEED ILLINOIS STATUTORY

INSTRUMENT PREPARED BY:

Rositsa S. Dracheva
Dracheva Law, LLC
1153 Lee Street, Suite 110
Des Plaines, IL 60016

AFTER RECORDING MAIL TO:

DRACHEVA LAW, LLC
Attn: Rositsa S. Dracheva
1153 Lee Street, Suite 110
Des Plaines, IL 60016

NAME AND ADDRESS OF TAXPAYER:

Desislava and Evgeni Tsvetkov
60 Schreiber Ave.,
Roselle, Illinois 60172

Space Above This Line for Recorder's Use Only

THIS QUITCLAIM DEED, executed this 19 day of June 2023, by the **GRANTOR, DESISLAVA ZLATKOVA TSVETKOV, formerly known as Desislava Zlatkova Nikolova**, holding title, of 60 Schreiber Ave., Roselle, IL. 60172, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, does hereby remise, release and quitclaim unto the Grantee(s) **DESISLAVA ZLATKOVA TSVETKOV AND EVGENI STRAHILOV TSVETKOV, TRUSTEES OF THE DESISLAVA AND EVGENI TSVETKOV REVOCABLE LIVING TRUST DATED JUNE 19, 2023, AND ANY AMENDMENTS THERETO**, all the rights, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto situated in the County of Cook, in the State of Illinois, legally described as:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

P.I.N.: 07-34-327-029-0000

TO HAVE AND TO HOLD the premises with the appurtenances upon the trust and for the use and purposes herein and in said **REVOCABLE Living Trust**.

THIS TRANSFER IS EXEMPT UNDER REAL ESTATE TRANSFER LAW TAX 35 ILCS 200/31-45 SUB PAR (E) AND COOK COUNTY ORD. 93-0-27 PAR (E).

IN WITNESS WHEREOF, DATED this 19 day of June 2023.

SIGNATURE



DATE

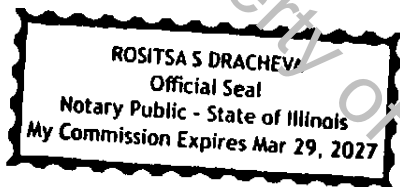
06/19/23

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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 DESISLAVA ZLATKOVA TSVETKOV, 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 their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 19 day of June, 2023.



Rositsa S Drachev

NOTARY PUBLIC
COMMISSION EXPIRES: 03/29/2027

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description:

LOTS 15 AND 16 (EXCEPT THE NORTH 40 FEET THEREOF) IN BLOCK 5 IN BOEGER ESTATES ADDITION TO ROSELLE, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT RECORDED MARCH 1, 1927 AS DOCUMENT NUMBER 9565488

Property Address:

60 Schreiber Avenue Roselle, IL 60172

Permanent Index Number:

07-34-327-029-0000

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: June | 19 | 2023

SIGNATURE:

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Rositsa S Dracheva

By the said (Name of Grantor): DEISLAVA ZLATKOVA TSVETKOV AFFIX NOTARY STAMP BELOW

On this date of: June | 19 | 2023

NOTARY SIGNATURE:

ROSITSA S DRACHEVA
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 29, 2027

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: June | 19 | 2023

SIGNATURE:

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Rositsa S Dracheva

By the said (Name of Grantee): DEISLAVA ZLATKOVA TSVETKOV and EVGENI STRAHELOV TSVETKOV, TRUSTEES OF THE DEISLAVA AND EVGENI TSVETKOV REVOCABLE LIVING TRUST DATED JUNE 19, 2023 AND ANY AMENDMENTS THERE TO AFFIX NOTARY STAMP BELOW

On this date of: June | 19 | 2023

NOTARY SIGNATURE:

ROSITSA S DRACHEVA
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 29, 2027

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))

rev. on 10.17.2016