

# UNOFFICIAL COPY

Doc#: 2322706262 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/15/2023 02:45 PM Pg: 1 of 5

Dec ID 20230801696877

## QUIT CLAIM DEED

ILLINOIS

*Above Space for Recorder's Use Only*

THE GRANTORS, DAWIT TEKESTE AND YODIT TEKESTE, husband and wife, as tenants by the entirety, of City of Lincolnwood, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid CONVEY(s) and QUIT CLAIM(s) to DAWIT TEKESTE and YODIT TEKESTE, as Trustees of The Yodit and Dawit Tekeste Joint Revocable Living Trust, dated July 17, 2023, both of City of Lincolnwood, County of Cook, State of Illinois the following described Real Estate, situated in the County of Cook, in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof).*

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any; Private, public and utility easements and roads and highways.

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(s): 10-35-425-007-0000

Address of Real Estate:  
3331 W. Pratt Ave., Lincolnwood, Illinois 60712

The date of this deed of conveyance is July 17, 2023.

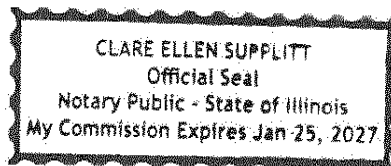
*Dawit Tekeste*  
DAWIT TEKESTE

*Yodit Tekeste*  
YODIT TEKESTE

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO 35 ILCS 200/31-45(e)

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAWIT TEKESTE AND YODIT TEKESTE, both personally known to me to be the same persons whose names 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 her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*(Impress Seal Here)*



Given under my hand and official seal: 07/18/2023

My Commission Expires: Jan 25<sup>th</sup>, 2027

*Clare Ellen Supplitt*  
Notary Public

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 3331 W. Pratt Ave.,  
Lincolnwood, Illinois 60712

### Legal Description:

LOT 79 IN RANCE VILLAGE, UNIT NO. 2, IN LINCOLNWOOD, ILLINOIS, A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE EAST 660 FEET THEREOF) IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN #: 10-35-425-007-0000

This instrument was prepared by: Antonio Flores CTM Legal Group, LLC 77 W. Washington St., Suite 2120 Chicago, IL 60602	Send recorded document to: Antonio Flores CTM Legal Group, LLC 77 W. Washington St., Suite 2120 Chicago, IL 60602	Send subsequent tax bills to: DAWIT TEKESTE AND YODIT TEKESTE 3331 W. Pratt Ave. Lincolnwood, Illinois 60712
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## STATEMENT BY GRANTOR AND GRANTEE

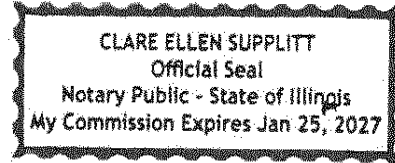
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 7-18 - , 2023

David A. Talbot  
Grantor/Agent

STATE OF ILLINOIS     )  
  )  
COUNTY OF Cook     )

SS.



Subscribed and sworn to before me by the said Grantor,

This 18<sup>th</sup> day of July, 2023.

NOTARY PUBLIC Clare Ellen Supplitt

My Commission Expires: Jan. 25<sup>th</sup>, 2027

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

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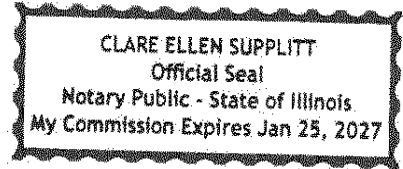
The Grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois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

Date: 7/18/, 2023

[Signature]  
Grantee/Agent

[Signature]  
Trustee

STATE OF ILLINOIS )  
                                  )     SS.  
COUNTY OF Cook )



Subscribed and sworn to before me by the said Grantees,

This 18<sup>th</sup> day of July, 2023.

NOTARY PUBLIC [Signature]

My Commission Expires: Jan. 25<sup>th</sup>, 2027

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

**UNOFFICIAL COPY**

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD  
CERTIFICATE OF PAYMENT  
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES  
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's \_\_\_\_\_ Dwa t Tekeste and Yodit Tekeste \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ 3331 W Pratt Ave \_\_\_\_\_  
\_\_\_\_\_ Lincolnwood, IL 60712 \_\_\_\_\_  
Telephone No.: \_\_\_\_\_  
Attorney or Agent: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_  
Property Address: \_\_\_\_\_ 3331 W Pratt Ave \_\_\_\_\_  
\_\_\_\_\_ Lincolnwood, IL 60712 \_\_\_\_\_  
Property Index Number (PIN): \_\_\_\_\_ 10-35-425-007-0000 \_\_\_\_\_  
Water Account Number: \_\_\_\_\_ 005163-000 \_\_\_\_\_  
Date of Issuance: \_\_\_\_\_ 08/10/2023 \_\_\_\_\_

VILLAGE OF LINCOLNWOOD

By: \_\_\_\_\_

*John Risko*  
John Risko  
Assistant to the Finance Director

THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.

9Y3256.03