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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:

Eli Y. Taseva and Cvetan S. Tasev
2308 Featherstone Court
Schaumburg, IL 60194

Doc#: 2327828221 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2023 02:07 PM Pg: 1 of 4

Dec ID 20231001643299
ST/CO Stamp 1-101-042-640

Space Above This Line for Recorder's Use Only


THIS QUITCLAIM DEED, executed this 24th day of July, 2023, by the **GRANTOR, Eli Y. Taseva and Cvetan S. Tasev**, holding title, of 2308 Featherstone Court, Schaumburg, IL 60194, 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) **ELI YORDANOVA TASEVA AND CVETAN STOYCHEV TASEV, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE ELI TASEVA AND CVETAN STOYCHEV TASEV ROVOCABLE LIVING TRUST DATED JULY 24, 2023, AND ANY AMEDNMENTS 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.: 07-19-217-025-0000

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).

 7/4/23

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IN WITNESS WHEREOF, DATED this 24th day of July, 2023.

SIGNATURE *[Signature]* DATE 07/24/2023

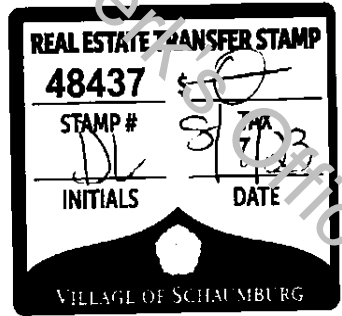
SIGNATURE *[Signature]* DATE 07/24/2023

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 ELI YORDANOVA TASEVA AND CVETAN STOYCHEV TASEV, 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 24th day of July, 2023.

[Signature]
NOTARY PUBLIC
COMMISSION EXPIRES: 03/29/2027



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STREET ADDRESS: 2308 FEATHERSTONE CT
CITY: SCHAMBURG **COUNTY:** COOK
TAX NUMBER: 07-19-217-025-0000

LEGAL DESCRIPTION:

LOT 25 IN BLOCK 3 IN COUNTRY GROVE UNIT 1 SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 20 ACRES THEREOF AND EXCEPT THAT PART FALLING IN SCHAMBURG ROAD) IN COOK COUNTY, ILLINOIS.

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: July 24, 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

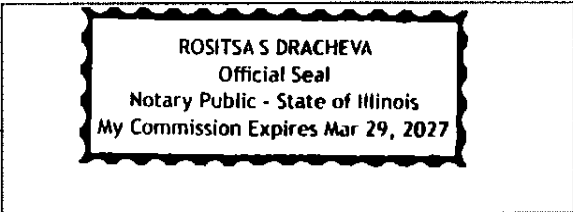
Subscribed and sworn to before me, Name of Notary Public: Rositsa S Dracheva

By the said (Name of Grantor): E.Y. Taseva and Cvetan S. Tasev

AFFIX NOTARY STAMP BELOW

On this date of: July 24, 2023

NOTARY SIGNATURE: [Signature]



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: July 24, 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

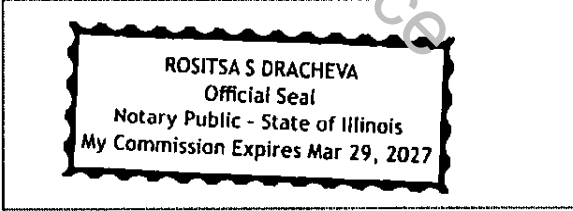
Subscribed and sworn to before me, Name of Notary Public: Rositsa S Drachev

By the said (Name of Grantee): Eli Yordanova Taseva and Cvetan Stoychev Tasev, Trustees, or their successors in interest, of the Eli Taseva and Cvetan Stoychev Tasev Revocable Living Trust Dated July 24, 2023, and any amendments thereto.

AFFIX NOTARY STAMP BELOW

On this date of: July 24, 2023

NOTARY SIGNATURE: [Signature]



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)**