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2333310006D

Doc# 2333310006 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2023 09:55 AM PG: 1 OF 3

QUIT CLAIM DEED

THE GRANTOR, Anton Poutchkov, a married man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and QUIT CLAIMS** to **Anton Poutchkov, as Trustee of The Anton Poutchkov Living Trust, U/A dated November 17, 2023**, 732 South Financial Place, Unit #515, Chicago, Illinois 60605, all interest in the following real estate situated in Cook County, State of Illinois to wit:

UNIT 515 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRINTERS ROW LOFTS CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED SEPTEMBER 4, 2003 AS DOCUMENT NO. 0324710124, AS AMENDED FROM TIME TO TIME, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of the execution of this instrument, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Permanent Real Estate Index Number: 17-16-402-052-1077

Address(es) of Real Estate: 732 South Financial Place, Unit #515, Chicago, Illinois 60605

Dated this 17th day of November 2023.

ANTON POUTCHKOV

REAL ESTATE TRANSFER TAX	29-Nov-2023
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



17-16-402-052-1077 | 20231101682372 | 1-865-310-160

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	29-Nov-2023
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



17-16-402-052-1077

| 20231101682372 | 0-595-419-088

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ACCEPTANCE BY TRUSTEE

I, Anton Poutchkov, 732 South Financial Place, Unit #515, Chicago, Illinois 60605, as Trustee under the provisions of the Anton Poutchkov Living Trust, U/A dated November 17, 2023 hereby accepts the conveyance of the property described in this instrument to said Trust.

Dated this 17th day of November 2023.


ANTON POUTCHKOV, TRUSTEE


STATE OF ILLINOIS

ss.

COUNTY OF COOK

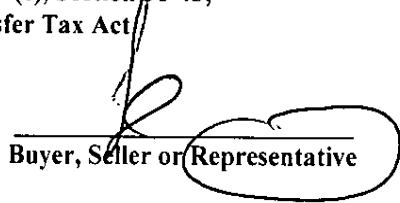
I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that **Anton Poutchkov** personally known to me to be the same person whose name is subscribed to the foregoing instrument, both personally and as Trustee, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a 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 17th day of November 2023.


Notary Public
Commission expires: 07/13/2026

Exempt under Paragraph (e), Section 31-45;
Illinois Real Estate Transfer Tax Act

11/17/23
Date


Buyer, Seller or Representative



Prepared: Sexauer Law, P.C., 100 N. LaSalle Street, Suite 2200, Chicago, Illinois 60602

Tax Bills: Anton Poutchkov, 732 South Financial Place, Unit #515, Chicago, Illinois 60605

Mail to: Sexauer Law, P.C., 100 N. LaSalle Street, Suite 2200, Chicago, Illinois 60602

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, 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 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 17th day of November 2023.



ANTON POUTCHKOV

Subscribed and sworn to before me by the said Anton Poutchkov on this 17th day of November 2023



Notary Public: 

The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, 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 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.

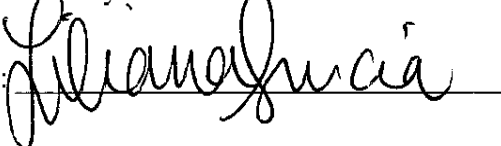
Dated this 17th day of November 2023.



ANTON POUTCHKOV, TRUSTEE

Subscribed and sworn to before me by the said Anton Poutchkov this 17th day of November 2023



Notary Public: 

NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)