

UNOFFICIAL COPY

QUIT CLAIM DEED
Statutory (Illinois)

THE GRANTOR, YANKO GANEV, a married person, of the City of Chicago, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid CONVEYS AND QUIT CLAIMS to MINEVER ABDURAHMANOVA, a married person, of 780 S. Federal St., Apt. 1106, Chicago, IL 60605, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc# 2400234012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/02/2024 11:53 AM PG: 1 OF 3

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

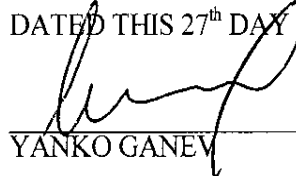
Tax No: 12-11-117-029-1012

Address of Property: 8748 W. BERWYN AVE., UNIT 2A, CHICAGO, IL 60656

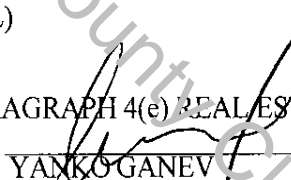
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

This real estate is not homestead property.

DATED THIS 27th DAY OF December, 2023

 (SEAL)
YANKO GANEV

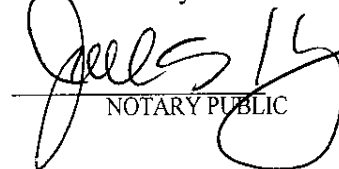
EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4(e) REAL ESTATE TRANSFER TAX ACT.
DATED: December 27, 2023


YANKO GANEV

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

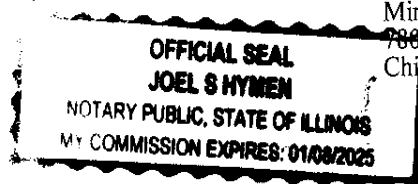
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that YANKO GANEV, a married person, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 27th day of December, 2023


NOTARY PUBLIC

THIS DEED PREPARED BY:
JOEL S. HYMEN, ESQ., HYMEN & BLAIR, P.C., 1411 MCHENRY ROAD, SUITE 125, BUFFALO GROVE, IL 60089
MAIL TO: Hymen & Blair, P.C. (232456)
1411 McHenry Road
Suite 125
Buffalo Grove, IL 60089

SEND TAX BILL TO:
Minever Abdurahmanova
780 S. Federal St. Unit 1106
Chicago, IL 60605



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LEGAL DESCRIPTION

UNIT '102-A' AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL) : LOTS 1, 2 AND 3 IN MC NERNEY GOSLIN SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY THE PARKWAY BANK AND TRUST COMPANY, HARWOOD HEIGHTS, ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1972 AND KNOWN AS TRUST NUMBER 2030 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22425967; TOGETHER WITH ITS UNDIVIDED PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

ADDRESS: 8745 W. BERWYN AVE., UNIT 2A, CHICAGO, IL 60656

PIN: 12-11-117-029-1012

REAL ESTATE TRANSFER TAX

02-Jan-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

12-11-117-029-1012 | 20231201604396 | 0-505-620-528

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

REAL ESTATE TRANSFER TAX

02-Jan-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

12-11-117-029-1012 | 20231201604396 | 0-968-435-760

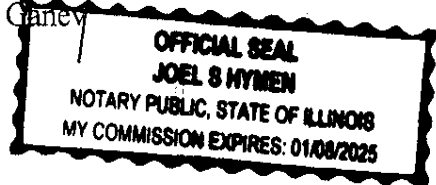
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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 27th day of December, 2023. Signature _____

Yanko Ganev



Subscribed and sworn to before

me by and said Yanko Ganev

this 27th day of December, 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 27th day of December, 2023. Signature _____

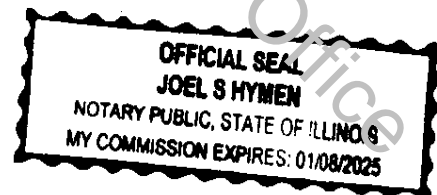
Minever Abdurahmanova

Subscribed and sworn to before

me by and said Minever Abdurahmanova

this 27th day of December, 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.