

UNOFFICIAL COPY

QUIT CLAIM DEED (Illinois Statutory)

Doc#: 2400406276 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2024 12:31 PM Pg: 1 of 3
Dec ID 20231201689272

After Recording Mail To:
Jackie R. Luthringshausen
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173

Send Subsequent Tax Bills To:
Pavlin and Jasmine S. Panayotov
623 Delaware Lane
Elk Grove Village, Illinois 60007

THE GRANTORS, Pavlin R. Panayotov and Jasmine S. Panayotov (formerly known as Jasmina S. Momtcheva), husband and wife, of 623 Delaware Lane, Village of Elk Grove, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Pavlin R. Panayotov, as trustee of the Pavlin R. Panayotov Revocable Trust dated ~~September 26, 2023~~ ^{September 26, 2023}, and Jasmine S. Panayotov, as trustee of the Jasmine S. Panayotov Revocable Trust dated May 11, 2023, the beneficial interest of said trusts being held by Pavlin R. Panayotov and Jasmine S. Panayotov, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Legal Description attached hereto as Exhibit A and made a part hereof.

Permanent Real Estate Index Number: 07-26-400-110-0000
Address of Real Estate: 623 Delaware Lane, Elk Grove Village, Illinois 60007

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; 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. 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.

Pavlin R. Panayotov
Pavlin R. Panayotov

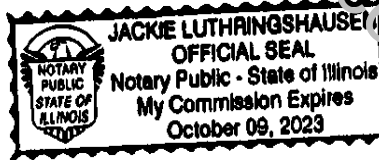
Jasmine S. Panayotov
Jasmine S. Panayotov
(formerly known as Jasmina S. Momtcheva)

Dated this ^{26th} day of ^{September} ~~26~~, 2023.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Pavlin R. Panayotov and Jasmine S. Panayotov (formerly known as Jasmina S. Momtcheva), 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 their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

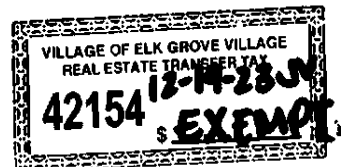
Given under my hand and official seal, this ~~26~~ ²⁶ September 26, 2023.
Jackie R. Luthringshausen (SEAL)



NOTARY PUBLIC
State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph c, Section 4, of the Real Estate Transfer Tax Act. Dated this ~~26~~ ²⁶ September 26, 2023.

Jackie R. Luthringshausen
Signature of Buyer-Seller or their Representative
Prepared by: Jackie R. Luthringshausen, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173
SM16751-17000\16820\EP Does\623 Delaware QCD.doc



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EXHIBIT A - LEGAL DESCRIPTION

LOT 25 IN PLAT OF RESUBDIVISION NO. 4 FOR A PORTION OF WINSTON GROVE SECTION 23 B IN PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 07-26-400-110-0000

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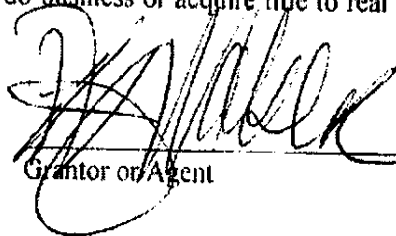
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her Agent affirms that, to the best of his/her 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, 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 October 18, 2023.



Grantor or Agent

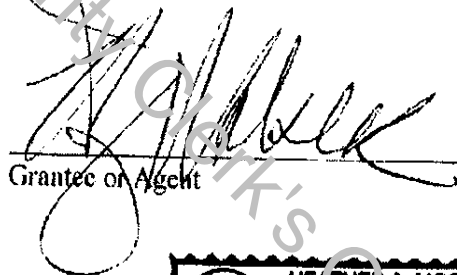
Subscribed and sworn to before me by the said Grantor this 18 October 2023

Notary Public 




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 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.

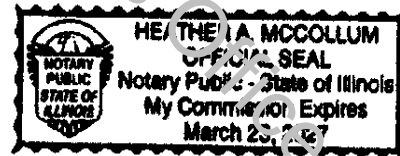
Dated October 18, 2023.



Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 18 October 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.