

UNOFFICIAL COPY

Doc#: 2415028001 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/29/2024 9:04 AM Pg: 1 of 4

Dec ID 20240501614199

QUIT CLAIM DEED

THE GRANTOR(S), Peter Trendafilov and Amanda Trendafilov, husband and wife, as joint tenants, of 622 S. McKinley Avenue, Arlington Heights, Illinois 60005, for and in consideration of TEN (\$10.00) DOLLARS in hand paid, convey(s) and QUIT CLAIMS to Parv LLC 1515 Central Unit C Series, an Illinois Limited Liability Company, of 622 S. McKinley Avenue, Arlington Heights, Illinois 60005, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

BUILDING NO. 2, UNIT NO. 121-C IN THE DANA POINT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS 'PARCEL'): LOTS "B" AND "C" TAKEN AS A TRACT (EXCEPT THE NORTH 306.0 FEET OF THE WEST 350.0 FEET AND EXCEPT THE NORTH 469.65 FEET LYING EAST OF THE WEST 350.0 FEET THEREOF) IN KIRCHOFF'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, AND THE NORTH 10 CHAINS OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SOUTH OF RAILROAD, OF SECTION 33, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SOUTH OF RAILROAD, OF SECTION 33 AND THE WEST 14-1/2 ACRES OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST SOUTH OF RAILROAD, OF SECTION 33, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED MAY 22, 1917 IN BOOK 152 OF PLATS, PAGE 15. IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY LASALLE NATIONAL BANK, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 14, 1958 AND KNOWN AS TRUST NO. 22370 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON SEPTEMBER 8, 1978 AS DOCUMENT NO. 24618528. TOGETHER WITH AN UNDIVIDED

UNOFFICIAL COPY

INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS SET FORTH AND DEFINED IN SAID DECLARATION OF SURVEY).

PARCEL 2:

A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO BUILDING NO. 2, GARAGE SPACE NO. 8-B-S, AS SET FORTH AND DEFINED IN SAID DECLARATION AND SURVEY.

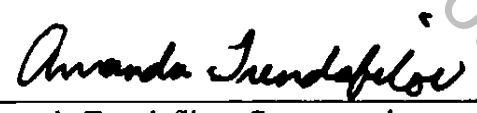
Permanent Real Estate Index Number: 08-10-201-024-1107

Commonly Known Address of Real Estate: 1515 East Central Road, Unit 121C, Arlington Heights, Illinois, 60004

Dated this 24th day of May, 2024



Petar Trendafilov, Grantor



Amanda Trendafilov, Grantor and
Managing Member of Parv LLC 1515 Central Unit C Series

Exempt under provisions of Paragraph E
35 ILCS 200/31-45, Property Tax Code

May 24, 2024 

Date Amanda Trendafilov or Representative

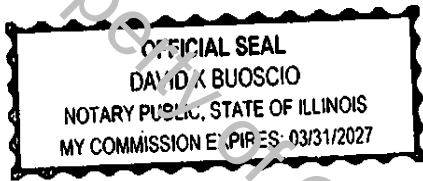
Property of Cook County Clerk's Office

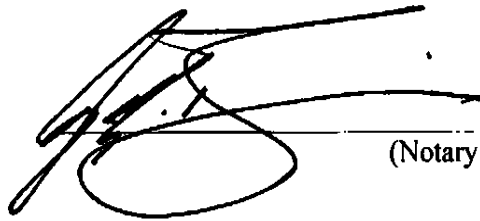
UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Petar Trendafilov and Amanda Trendafilov, personally known to me to be the persons whose name 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 acts, 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 24th day of May, 2024.




(Notary Public)

Prepared By and Mail To:

Christopher S. Nudo
Attorney At Law
1250 Larkin Avenue, Suite 100
Elgin, Illinois 60123

Name and Address of Taxpayer:
Parv LLC 1515 Central Unit C Series
c/o Amanda Trendafilov
622 S. McKinley Avenue
Arlington Heights, IL 60005

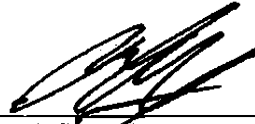
Cook County Clerk's Office

UNOFFICIAL COPY

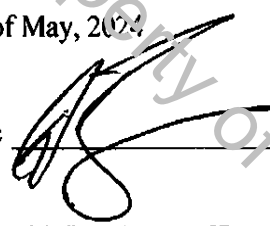
STATEMENT BY GRANTOR AND GRANTEE

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 May 24, 2024

Signature: 
Petar Trendafilov, Grantor

Subscribed and sworn to before me
this 24th day of May, 2024

Notary Public 

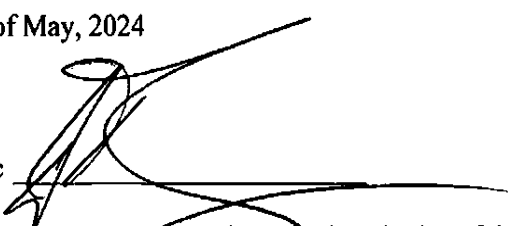


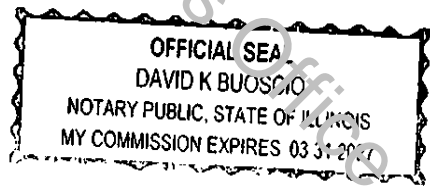
The Grantee or his/her Agent affirms that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 May 24, 2024

Signature: 
Amanda Trendafilov, Manager
Parv LLC 1515 Central Unit C Series

Subscribed and sworn to before me
this 24th day of May, 2024

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)