



2419108006

Doc# 2419108006 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 7/9/2024 11:48 AM

PAGE: 1 OF 4

Trustee's Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, Boris Kharkhurin, as Trustee of the Boris Kharkhurin Trust, who acquired title as Boris Kharkhurin as Trustee of the Boris Kharkhurin Trust, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to George Tavoularis, an unmarried man, and Artemios Tavoularis, a married man, as Joint Tenants with the right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 09-14-307-016-1116

Address of Real Estate: 8936 N. Parkside Avenue, Unit B-309, Des Plaines, IL 60016

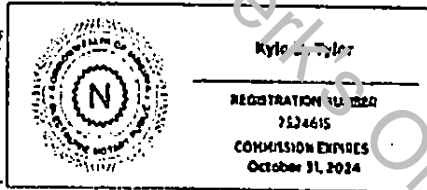
The date of this deed of conveyance is 28th day of May, 2024.

Boris Kharkhurin

Boris Kharkhurin, as Trustee

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

[Signature]
City of Des Plaines



State of Virginia, County of Loudoun ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Boris Kharkhurin, 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 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.

(Impress Seal Here) Given under my hand and official seal. Dated: 05/28/2024
(My Commission Expires 10/31/2024)

[Signature]

Notary Public

Notarized remotely online using communication technology via Proof.

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as 8936 N. Parkside Avenue, Unit B-309, Des Plaines, IL 60016.

See attached.

Property of Cook County Clerk's Office

This instrument was prepared by:

Ivan Puljic
Law Offices of Ivan Puljic, Ltd.
10 S. LaSalle Street, Suite 2920
Chicago, IL. 60603

Send subsequent tax bills to:

George Tavoularis & Artemios Tavoularis
8936 N. Parkside Avenue, Unit B-309
Des Plaines, IL 60016

Recorder-mail recorded document to:

George Tavoularis & Artemios Tavoularis
8936 N. Parkside Avenue, Unit B-309
Des Plaines, IL 60016

UNOFFICIAL COPY

LEGAL DESCRIPTION



Order No.: 24GSC596799LP

For APN/Parcel ID(s): 09-14-308-016-1116

UNIT NUMBER B-309 IN THE BALLARD POINT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 AND PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 25261198 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR3133750, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		05-Jul-2024	
		COUNTY:	74.00
		ILLINOIS:	148.00
		TOTAL:	222.00
09-14-308-016-1116	20240601642835	2-062-668-592	

UNOFFICIAL COPY**EXEMPTIONS**PROPERTY ADDRESS: 8936 N Parkside Ave # B-309PROPERTY IS LOCATED IN UNINCORPORATED DES PLAINES AND IS EXEMPT FROM PAYMENT OF THE TRANSFER TAX.
(PLEASE SIGN AND DATE BELOW)

Note: The City of Des Plaines Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 15-7-7 of the Ordinance which is printed below. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the City of Des Plaines Real Estate Transfer Tax Ordinance by paragraph(s) _____ of Section 15-7-7 of said Ordinance.

Details for exemption claimed: (Explain what is changing on title) _____

If claiming exemption under paragraph D for consideration less than \$100.00:

What is the grantor's relationship to the grantee? _____

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Signature



Seller or Agent

Date Signed

6/21/24

Section 15-7-7 The tax imposed by this article shall not apply to the following transactions:

- (A) Transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
- (B) Transactions which secure debt or other obligations.
- (C) Transactions in which deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded.
- (D) Transactions in which the actual consideration is less than one hundred dollars (\$100.00).
- (E) Transactions in which the deeds are tax deeds.
- (F) Transactions which are releases of property which is security for a debt or other obligation.
- (G) Transactions of partitions.
- (H) Transaction made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization.
- (I) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock.
- (J) Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one to the other shall not be exempt from the tax.
- (K) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States.
- (L) Transactions involving deeds issued to holder of a mortgage pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.