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QUIT CLAIM DEED

MAIL TO:

Minasian Law Firm
1229B Green Bay Road
Wilmette, IL 60091

NAME & ADDRESS OF TAXPAYER:

Baghdassar H. Kouyoumdjian
9561 Dee Rd., #2B
Des Plaines, IL 60016

Doc#: 2421502131 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/2/2024 10:27 AM Pg: 1 of 4

Dec ID 20240701657112

ST/Co Stamp 0-579-491-632 ST Tax \$0.00 CO Tax \$0.00

THE GRANTOR, **Baghdassar H. Kouyoumdjian**, as Trustee of the **Boghos H. Kouyoumdjian Living Trust dated August 22, 2022**, of 9561 Dee Rd., #2B, Des Plaines, IL 60016, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, QUIT CLAIMS AND CONVEYS to **Baghdassar H. Kouyoumdjian**, as Trustee of the **Baghdassar H. Kouyoumdjian Living Trust dated August 22, 2022**, and any amendments thereto, beneficial interest of said trust being held by Baghdassar H. Kouyoumdjian, of 9561 Dee Rd., #2B, Des Plaines, IL 60016, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 09-15-212-066-1012

Property Address: 9561 Dee Rd., #2B, Des Plaines IL 60016

Subject to: Covenants, conditions and restrictions of record and general real estate taxes for 2023 and subsequent years.

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

110760 7/25/2024

City of Des Plaines

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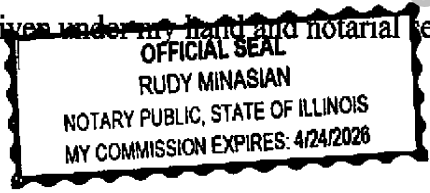
Dated this 7th day of June, 2024.

Baghdassar Kouyoumdjian
Baghdassar Kouyoumdjian, Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **Baghdassar H. Kouyoumdjian**, 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 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 notarial seal, this 7 day of June, 2024.



[Signature]
Notary Public

My commission expires on April 24, 2026.

NAME AND ADDRESS OF PREPARER:
Rudy Minasian
The Minasian Law Firm
1229B Green Bay Road
Wilmette, IL 60091

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 4, REAL ESTATE
TRANSFER ACT

DATE: 6/7/2024
[Signature]
Grantor or Agent

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LEGAL DESCRIPTION

UNIT 202-B IN COVENTRY PLACE CONDOMINIUM BUILDING NO. 5, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 72 THROUGH 77, BOTH INCLUSIVE, TAKEN AS A TRACT, ALL IN MORRIS SUSON'S GOLF PARK TERRACE UNIT 5, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED JUNE 22, 1961, AS DOCUMENT LR 1984011, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 72, BEING ALSO THE NORTHWEST CORNER OF THE AFORESAID TRACT; THENCE SOUTH 301.92 FEET ALONG THE WEST LINE OF SAID TRACT; THENCE EAST 16.98 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE WEST LINE OF SAID TRACT TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING EAST 81.79 FEET ALONG THE EASTERLY EXTENSION OF SAID PERPENDICULAR LINE; THENCE SOUTH 206.07 FEET ALONG A LINE DRAWN PARALLEL WITH THE WEST LINE OF THE AFORESAID TRACT; THENCE WEST 81.79 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE WEST LINE OF SAID TRACT; THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID TRACT TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS AND COVENANTS FOR COVENTRY PLACE CONDOMINIUM BUILDING NO. 5 MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NO. 39320, AND REGISTERED DECEMBER 31, 1979 AS DOCUMENT LT 3138691, TOGETHER WITH AN UNDIVIDED 5.1957 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY).

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE COVENTRY PLACE HOMEOWNERS ASSOCIATION RECORDED AND REGISTERED DECEMBER 31, 1979 AS DOCUMENTS 25299611 AND LR 3138686.

Permanent Index Number(s): 09-15-212-066-1012

Property Address: 9561 Dee Rd., #202B, Des Plaines, IL 60016

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

Dated June 7, 2024

Signature Baghdassar Kouyoumdjian
Baghdassar H. Kouyoumdjian,
Trustee, as Trustee of the Boghos H.
Kouyoumdjian Living Trust dated
August 22, 2022

Subscribed and sworn to before me by said Baghdassar H. Kouyoumdjian this 6th day of June, 2024.

Rudy Minasian
Notary Public



The grantee or their agent affirms that, to the best of 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 and hold title to real estate under the laws of the State of Illinois.

Dated June 7, 2024

Signature Baghdassar Kouyoumdjian
Baghdassar H. Kouyoumdjian, as Trustee of the
Baghdassar H. Kouyoumdjian Living Trust dated
August 22, 2022

Subscribed and sworn to before me by said Baghdassar H. Kouyoumdjian, Trustee, this 6th day of June, 2024.

Rudy Minasian
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.