

UNOFFICIAL COPY

QUIT CLAIM DEED IN LIEU OF FORECLOSURE



Doc#: 0435750183
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 12/22/2004 02:47 PM Pg: 1 of 5

THE GRANTORS, Robert Ivanov, an unmarried man, and Boris Ivanov, an unmarried man, of 3821 North Narragansett Ave., City of Chicago, County of Cook, State of Illinois for the consideration of Ten and 00/10 (\$10.00), and other good and valuable consideration in hand paid, **CONVEY AND QUIT CLAIM** to

Clifford Wener of 566 Lincoln Ave., Ste. 2-A, Winnetka, Illinois 60093.

all interest in the following described Real Estate situated in County of Cook in the State of Illinois, to wit:

See Attached Legal Description

P.I.N.: 13-20-109-045-1007

Commonly Known As: 3821 N. Narragansett Ave., Ste. 3-S, Chicago, Illinois 60634

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 12 day of December, 2004.

Boris Ivanov
Boris Ivanov

Robert Ivanov
Robert Ivanov

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. L and Cook County Ord. 93-0-27 par. M

Date 12-20-04 Sign. Clifford Wener

32.00
5 98

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State of Illinois)
) ss:
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY THAT Robert Ivanov, ~~and Boris Ivanov~~ 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 of this 12 day of December 2004.

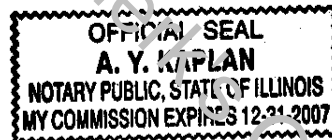
A. Y. Kaplan

 NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

After Recording, Return to:

Clifford Wener
 566 Lincoln Ave.
 Winnetka, Illinois 60093



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Legal Description

PARCEL 1: UNIT 3 SOUTH IN 3821 N. NARRAGANSETT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9, 10, AND 11 IN BLOCK 4 IN LINSOTT'S RIDGELAND AVENUE SUBDIVISION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27068336 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION ABOVE AND RECORDED AS DOCUMENT 27068336

COMMONLY KNOWN AS: 3821 N. Narragansett Avenue, Chicago, Illinois 60634

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CERTIFICATE OF ACKNOWLEDGMENT
OF EXECUTION OF AN INSTRUMENT

Russian Federation.....)
Moscow Oblast.....)
City of Moscow.....) ss:
Embassy of the United States of America.....)
Consular Section.....)

I, Peter T. Shea, Vice Consul of the United States of America at Moscow, Russian Federation, duly commissioned and qualified, do hereby certify that on this Tuesday, November 23, 2004, before me personally appeared Boris Ivanov, known to me to be the individual, described in, whose name is subscribed to, and who executed the annexed instrument, and being informed by me of the contents of said instrument, duly acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

: : :
: : :

In witness whereof I have hereunto set my hand and official seal the day and year last above written.



Peter T. Shea
Vice Consul of the United States of America

[SEAL]



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 and hold title to real estate under the laws of the State of Illinois.

Dated: 12-22-04

Robert Ivanov
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor.

this 22nd day of December 2004

Nawal Porto
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 and hold title to real estate under the laws of the State of Illinois.

Dated: 12-20-04

Clifford Rubner
Grantee or Agent

Subscribed and sworn to before me
by the said _____

this 20 day of December, 2004

Maria E. Vlahos
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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.