

UNOFFICIAL COPY

**QUIT CLAIM DEED  
ILLINOIS STATUTORY**



Doc#: 0527850082 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2005 03:00 PM Pg: 1 of 3

Property of Cook County Clerk's Office

**THE GRANTOR, IRYKA BUDNIAK, a married woman,** of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS and QUIT CLAIMS** unto **ANDRONIK KAZAROV,**

**(GRANTEE'S ADDRESS)** 3233 W. Lake Avenue, Unit C, Glenview, Illinois 60025 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 3 IN EPSON COUNTRY CLUB MANOR, A SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**THIS IS NOT A HOMESTEAD PROPERTY AS TO GRANTOR OR GRANTOR'S SPOUSE**

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; and building lines and easements;

Permanent Index Number: 04-25-316-003-0000

Address of Real Estate: 1547 Brandon Road, Glenview, Illinois 60025

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Dated this 3<sup>rd</sup> day of October, 2005

Grantor:

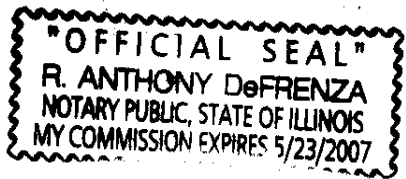
Grantor:

Iryka Budniak  
IRYKA BUDNIAK

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT IRYKA BUDNIAK, a married woman**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2<sup>nd</sup> day of October, 2005



[Signature]  
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4-2 SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW.

DATE: 10/3/05

[Signature]  
Signature of Buyer, Seller or Representative

**Prepared By:** R. Anthony DeFrenza, Esq.  
DEFRENZA & ASSOCIATES, P.C.  
1701 E. Lake Avenue, Suite 475  
Glenview, Illinois 60025

**Mail To:** Andronik Kazarov  
1547 Brandon Road  
Glenview, Illinois 60025

**Taxpayer:** Andronik Kazarov  
1547 Brandon Road  
Glenview, Illinois 60025

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 10/3/05

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY  
THE SAID  
THIS 3<sup>rd</sup> DAY OF October, 2005

NOTARY PUBLIC [Handwritten Signature]



The grantee or his 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 10/3/05

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY  
THE SAID  
THIS 3<sup>rd</sup> DAY OF October, 2005

NOTARY PUBLIC [Handwritten Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]