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Doc#: 0730950102 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/05/2007 01:45 PM Pg: 1 of 3

QUIT CLAIM DEED

(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

DENIS ZLATOV, an unmarried man and
OKSANA I. MELNYCHYN, as unmarried
woman,

Of
1243 E. BALDWIN LANE, UNIT 609
PALATINE, IL 60074

Horizon View Title, Inc.

File No. 07-00051

1 of 3

(The Above Space for Recorder's Use Only)

of the Village of Palatine of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND QUIT CLAIM to THE GRANTEE

OKSANA MELNYCHYN

1243 E. BALDWIN LANE, UNIT 609, PALATINE, IL 60074

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number (PIN): 02-12-700-021-1056

Address of Real Estate: 1243 E. BALDWIN LANE, UNIT 609, PALATINE, IL 60074

DATED this 30th day of October, 2007.



DENIS ZLATOV (SEAL)



OKSANA I. MELNYCHYN (SEAL)

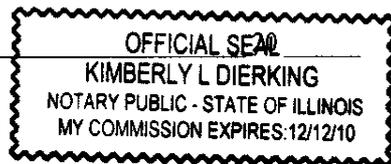
(SEAL)

(SEAL)

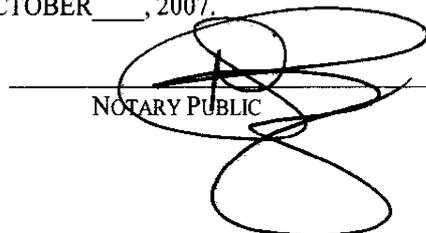
I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that DENIS ZLATOV and OKSANA I. MELNYCHYN personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 30th day of OCTOBER, 2007.

Commission expires _____



Place Seal Here



NOTARY PUBLIC

This instrument was prepared by: OKSANA MYLNYCHYN, 1243 E. Baldwin Lane, Unit 609, Palatine, IL 60074

UNOFFICIAL COPY**Legal Description**

of premises commonly known as 1243 E. Baldwin Lane, Unit 609, Palatine, IL 60074

PARCEL 1:

UNIT NUMBER 609 IN SAN TROPAL CONDOMINIUM BUILDING NUMBER 2, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTH 780 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, 757.17 FEET (THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 134 FEET TO A POINT FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE SOUTH 77 FEET; THENCE WEST 88 FEET; THENCE SOUTH 13.4 FEET; THENCE WEST 217.17; THENCE NORTH 77 FEET;; THENCE EAST 123 FEET; THENCE NORTH 71.40 FEET; THENCE EAST 59.17 FEET; THENCE SOUTH 58 FEET; THENCE EAST 123 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 24917327, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400 DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT 23448134, AND CREATED BY DEED TO BRIAN G. LESTER AND ZORKA R. LESTER, HIS WIFE DATED APRIL 25, 1977 AND RECORDED SEPTEMBER 6, 1977 AS DOCUMENT NUMBER 24091269, IN COOK COUNTY, ILLINOIS.

THIS DEED REPRESENTS A TRANSACTION EXEMPT
UNDER THE PROVISION OF PARAGRAPH E SECTION 4
OF THE REAL ESTATE TRANSFER ACT


SIGNATURE

10/30/07
DATE

Mail to:

OKSANA MELNYCHYN
1243 E. BALDWIN LANE, UNIT 609
Palatine, IL 60074

Send Tax Bill To:

OKSANA MELNYCHYN
1243 E. BALDWIN LANE, UNIT 609
Palatine, IL 60074

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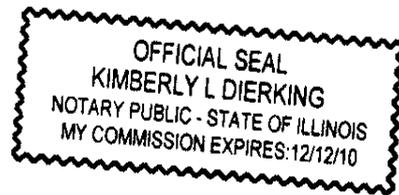
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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, 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 this 30 day of October, 2007. Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by and said [Signature] this 30 day of October, 2007.

Notary Public [Signature]

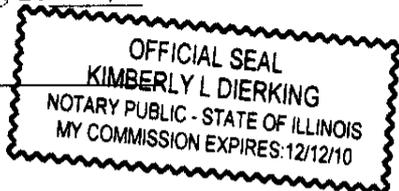


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 this 30 day of October, 2007. Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by and said [Signature] this 30 day of October, 2007.

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantor/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 Illinois Real Estate Transfer Tax Act.