



Doc#: 1108331076 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/24/2011 01:07 PM Pg: 1 of 6

**QUIT CLAIM DEED  
ILLINOIS STATUTORY**

**QUIT CLAIM DEED**

*NCS-398840-2-0K2*

THE GRANTOR, OLEG KOROTAEV, ELENA KOROTAEVA, and ALINA KOROTEAVA, having an address c/o Cardinal Realty Group, 2111 Bentley Place, Suite 206, St. Louis, MO 63026, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, HEREBY QUIT CLAIMS to **4765 CERMAK CICERO, LLC**, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

- Parcel 1: Lot 2, Parcel 1 of Hawthorne Works Shopping Center Subdivision, according to the Plat thereof recorded on April 22, 2010 as Document 1011219111 with the Recorder's Office of Cook County, Illinois.
- Parcel 2: Non-Exclusive Easement for the benefit of Parcel 1 as created, limited and defined in that certain Declaration of Access Easements recorded August 14, 2009 as Document No. 0922644051 with the Recorder's Office of Cook County, Illinois.

**PERMANENT INDEX NUMBER: 16-27-100-015-0000**

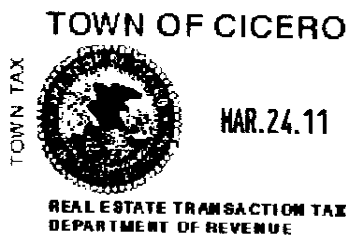
**Property address: 4765 W. CERMAK RD, CICERO, IL 60804**

THIS TRANSACTION IS EXEMPT FROM TRANSFER TAXES UNDER 35 ILCS 200/31-45(e)

*4 of 4*

*4765 W. CermaK Rd.*

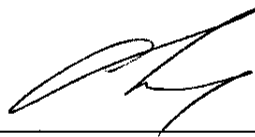
EXEMPT *dw.*



# 0000004155	REAL ESTATE TRANSFER TAX
	0005000
	FP351021

# UNOFFICIAL COPY

Dated this 17<sup>th</sup> day of ~~February~~ <sup>March</sup>, 2011.

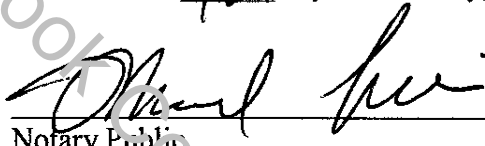
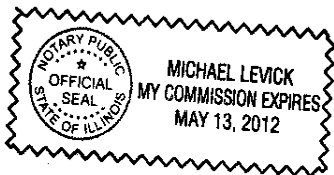


\_\_\_\_\_  
OLEG KOROTAEV

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Michael J. Levick, a Notary Public, do hereby certify that OLEG KOROTAEV, who has produced identification to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10<sup>th</sup> day of February, 2011.



\_\_\_\_\_  
Notary Public

My commission expires:

5-13-12

UNOFFICIAL COPY

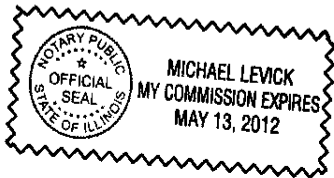
Dated this 16<sup>th</sup> day of February, 2011.

*Elena Korotaeva*  
ELENA KOROTAEVA

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Michael J. Levick, a Notary Public, do hereby certify that ELENA KOROTAEVA, who has produced identification to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16<sup>th</sup> day of February, 2011.



*Michael Levick*  
Notary Public


My commission expires:

5-03-12

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

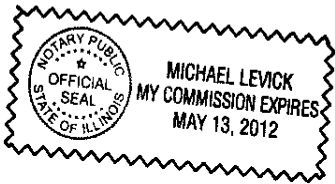
Dated this 17<sup>th</sup> day of ~~February~~<sup>March</sup>, 2011.

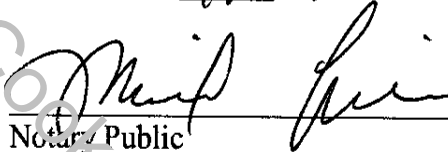
  
ALINA KOROTAEVA

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Michael J. Levick, a Notary Public, do hereby certify that ALINA KOROTAEVA, who has produced identification to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16<sup>th</sup> day of February, 2011.



  
Notary Public

My commission expires: 5-13-12

**Prepared By & Mail to:**

Michael J. Levick  
Levick Legal Group, LLC  
350 West Hubbard Street, Suite 620  
Chicago, IL 60654

**Name & Address of Taxpayer:**

Oleg Korotaeu, et al  
c/o Cardinal Realty Group  
2111 Bentley Place, Ste 206  
St. Louis, MO 63026  
Attn: Lina Galinurova

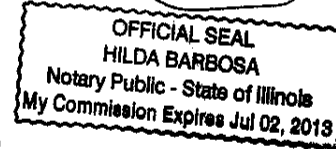
# UNOFFICIAL COPY

## 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 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 title to real estate under the laws of the State of Illinois.

Dated March 17, 20 11 Signature [Signature]  
Grantor or Agent

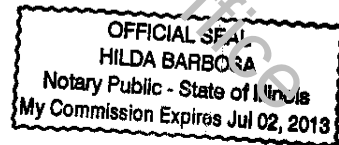
Subscribed and sworn to before me by the said [Signature] affiant this 17<sup>th</sup> day of March, 2011.  
Notary Public [Signature]



The grantee or his agent affirms and verified 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 acquired and hold title 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 March 17, 20 11 Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] affiant this 17<sup>th</sup> day of March, 2011.  
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identify 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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

## UNOFFICIAL COPY

-----Account Summary-----UT7300A1-----

Account# . . . : 50100581            103            Account Balance :            .00

Account Status : No Bill

Jur/Zone/Book :    C    5    01

Name . . . . . : HAWTHRONE PARTNERS

Address . . . . : 4765 W CERMAK RD

Mail Code . . . : 60804                            Account Rates:

Transactions		Meter Reads		Rates:		
PAY 11/08/05	1950.00-	W 33009261				
ADJ 11/03/05	1950.00	6/27/05	35		7387	0
PAY 6/14/05	93.39-	5/23/05	26		7387	0
BILL 6/01/05	93.39	4/27/05	28		7387	0
PAY 5/12/05	93.39-	3/30/05	30		7387	0
BILL 5/04/05	93.39	2/28/05	33		7387	0
PAY 4/18/05	93.39-	1/26/05	29		7387	0
BILL 4/07/05	93.39	12/28/04	29		7387	0

Customer Type: Commercial Service Type: Wat & Sew Rental: NO

Date Moved In: 1/01/2007 # of Units : 1.0 Phone#: ( ) -

F4=Messages    F5=Credit Hist    F6=Geo Inq    F7=Budget    F8=Paym Plan

F3=Exit    F12=Cancel    F13=More Functions    F19=Aging    F20=Shutoff-----

Property of Cook County Clerk's Office