

# UNOFFICIAL COPY



Doc#: 1220749089 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/25/2012 03:52 PM Pg: 1 of 6

Recording Requested By and Prepared By:

FEDOR KOZLOV, Esq.

When Recorded mail this deed and tax statement to:

KEEPING KIDS IN THEIR HOME FOUNDATION CORP.  
5077-109 Fruitville Road  
Suite #133  
Sarasota, FL 34232

Parcel Identification: 18-02-411-058-0000

## WARRANTY DEED

THIS WARRANTY DEED, Executed this 13<sup>th</sup> day of JUNE, 2012, by Grantor, LEONID PAKHNYUK and YELENA PAKHNYUK, husband and wife, as tenants by the entirety, of Cook County, State of Illinois, 8305 W. 45<sup>th</sup> Street, Lyons, IL 60534, (Address) to the Grantee, KEEPING KIDS IN THEIR HOME FOUNDATION CORP, a Florida Non-Profit Corporation, of Sarasota County, State of Florida, 5077-109 Fruitville Road, Suite #133, Sarasota, FL 34232, (Address) as sole ownership.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, bargains, grants, conveys and sells unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described real estate, and improvements and appurtenances thereto in the County of COOK, State of ILLINOIS, To Wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

Physical Address: 8305 W. 45<sup>TH</sup> STREET, LYONS, IL 60534

Property Identification Number: 18-02-411-058-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate as sole ownership forever.

And the Grantor has good right and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate and will defend the same against the unlawful claims of all persons whomsoever; and that said real estate has encumbrance Instrument # 0719149053 as recorded in Cook County official records, Illinois.

And the Grantor hereby grants and conveys to the said Grantee the right to the following encumbrances/notes/contracts Instrument # 0719149053 as recorded in Cook County official records, Illinois.

IN WITNESS WHEREOF, The said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

WITNESSES:

Signature: Ilona Proysia

Print Name: ILONA PROYSIA

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

GRANTOR:

Signature: [Signature]  
Print Name: LEONID PAKHNYUK

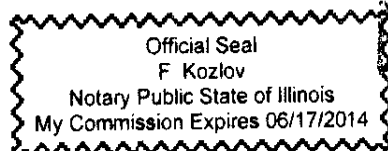
Signature: [Signature]  
Print Name: YELENA PAKHNYUK

STATE OF ILLINOIS  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEONID PAKHNYUK and YELENA PAKHNYUK, husband and wife, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged to me 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 18 day of June, 2012.

[Signature] Notary Public Signature  
Fedor Kozlov Printed Name



NOTE AT CUSTOMER'S REQUEST

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## EXHIBIT "A"

### PROPERTY LEGAL DESCRIPTION

Street Address: 8305 W. 45<sup>TH</sup> STREET, LYONS, IL 60534

County: COOK

Property Identification Number: 18-02-411-058-0000

Legal Description:

THE EAST 52 FEET OF THE WEST 58 FEET OF LOT 30 IN H.O. STONE AND CO.'S FOURTH ADDITION TO RIVERSIDE ACRES, BEING A SUBDIVISION OF THE NORTH 25 ACRES OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions paragraph E  
Section 31-45, Property Tax Code.

06-19-2012 Alexsandr Filipczyk  
Date Buyer, Seller or Representative

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## AFFIDAVIT FOR WARRANTY DEED

I, **YELENA PAKHNYUK**, whose name is signed to the foregoing instrument, having been duly qualified according to the law, do hereby acknowledge that I signed and executed this Warranty Deed; that I am of sound mind; that I am eighteen (18) years of age or older; that I signed it willingly and am under no constraint or undue influence; and that I signed it as my free and voluntary act for the purpose therein expressed.

I, **YELENA PAKHNYUK**, testify that since July 3<sup>rd</sup>, 2000 until June 13<sup>th</sup>, 2012, I have not sold or transferred in a Quitclaim Deed or Warranty Deed or Trustee Deed any or all interest of Real Estate-8305 W. 45<sup>th</sup> Street, Lyons, IL 60534 and Property Identification #18-02-411-058-0000-to no person, persons or any company other than Keeping Kids in Their Home Foundation Corp., a Florida Non-Profit Corporation, and no other Warranty Deed has been issued, created, or written by me before or after June 13<sup>th</sup>, 2012. I understand that after June 13<sup>th</sup>, 2012, I am not a legal owner and I give up all of my ownership rights and interest of Real Estate-8305 W. 45<sup>th</sup> Street, Lyons, IL 60534 and Property Identification #18-02-411-058-0000-to Keeping Kids in Their Home Foundation Corp., a Florida Non-Profit Corporation.

Signature *Yelena Pakhnyuk*  
Print Name **YELENA PAKHNYUK**  
Date 6/18/12

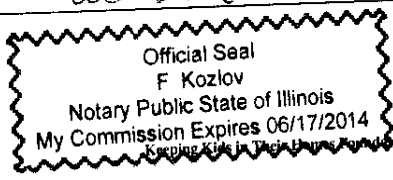
Signed, sealed and delivered in our presence:  
Witness Signature *Ilona Prystal*  
Print Name ILONA PRYSTAL  
Witness Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that YELENA PAKHNYUK, a married woman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged to me 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 18 day of June, 2012.

*Fedor Kozlov* Notary Public Signature  
Fedor Kozlov Printed Name



Affidavit

# UNOFFICIAL COPY

## AFFIDAVIT FOR WARRANTY DEED

I, **LEONID PAKHNYUK**, whose name is signed to the foregoing instrument, having been duly qualified according to the law, do hereby acknowledge that I signed and executed this Warranty Deed; that I am of sound mind; that I am eighteen (18) years of age or older; that I signed it willingly and am under no constraint or undue influence; and that I signed it as my free and voluntary act for the purpose therein expressed.

I, **LEONID PAKHNYUK**, testify that since July 3<sup>rd</sup>, 2000 until June 13<sup>th</sup>, 2012, I have not sold or transferred in a Quitclaim Deed or Warranty Deed or Trustee Deed any or all interest of Real Estate-8305 W. 45<sup>th</sup> Street, Lyons, IL 60534 and Property Identification #18-02-411-058-0000-to no person, persons or any company other than Keeping Kids in Their Home Foundation Corp., a Florida Non-Profit Corporation, and no other Warranty Deed has been issued, created, or written by me before or after June 13<sup>th</sup>, 2012. I understand that after June 13<sup>th</sup>, 2012, I am not a legal owner and I give up all of my ownership rights and interest of Real Estate-8305 W. 45<sup>th</sup> Street, Lyons, IL 60534 and Property Identification #18-02-411-058-0000-to Keeping Kids in Their Home Foundation Corp., a Florida Non-Profit Corporation.

Signature [Handwritten Signature]  
Print Name **LEONID PAKHNYUK**  
Date 06/18/12

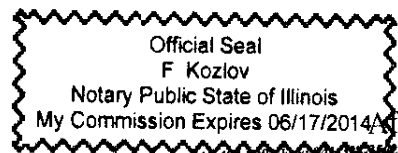
Signed, sealed and delivered in our presence:  
Witness Signature [Handwritten Signature]  
Print Name LUONA PRYSTAL  
Witness Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **LEONID PAKHNYUK**, a married man, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged to me that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

**GIVEN UNDER MY HAND AND OFFICIAL SEAL**, this 18 day of June, 2012.

[Handwritten Signature] Notary Public Signature  
Fedor Kostov Printed Name



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Recording Requested By and Prepared By:  
 FEDOR KOZLOV, Esq.  
 When Recorded mail this deed and  
 tax statement to:  
 KEEPING KIDS IN THEIR HOME FOUNDATION CORP.  
 5077-109 Fruitville Road  
 Suite #133  
 Sarasota, FL 34232  
 Parcel Identification: 18-02-411-058-0000

## CONTINUOUS MARRIAGE AFFIDAVIT

STATE OF ILLINOIS  
 COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared **LEONID PAKHNYUK** and **YELENA PAKHNYUK**, husband and wife, who are being by me first duly sworn, on oath, depose and say:

1. That Affiants are the owners of the following real estate, to-wit:  
 Legal Description: **THE EAST 52 FEET OF THE WEST 58 FEET OF LOT 30 IN H.O. STONE AND CO.'S FOURTH ADDITION TO RIVERSIDE ACRES, BEING A SUBDIVISION OF THE NORTH 25 ACRES OF THE SOUTH 50 ACRES OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTE, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Physical Address: **8305 W. 45<sup>TH</sup> STREET, LYONS, IL 60534**  
 Property Identification Number: **18-02-411-058-0000**

- That Affiants are the same persons who took title to the above-referenced real estate on July 3<sup>rd</sup>, 2000, pursuant to the Warranty Deed recorded in Official Records Instrument # 00493075, of the Public Records of Cook County, Illinois.
- That Affiants are the same persons named in the title commitment and attest that the information contained therein is accurate.
- That Affiants are presently married to each other, and have been continuously married to each other during the entire term of the ownership of said real estate, and have never been divorced and have not entered into any separation agreement or real estate settlement agreement during the entire ownership of the real estate.
- That Affiants are owners of real estate as tenants by the entirety forever.

IN WITNESS WHEREOF, Affiant has executed this Affidavit on 18 June, 2012.  
 FURTHER AFFIANT(S) SAY YETH NAUGHT.

**AFFIANT(S):**

Signature: [Signature]  
 Printed Name: **LEONID PAKHNYUK**  
 Date: 6/18/12

Signature: [Signature]  
 Printed Name: **YELENA PAKHNYUK**  
 Date: 6/18/12

Signed, sealed and delivered in our presence:

**WITNESSES**

Signature: [Signature]  
 Printed Name: **MONA PRZYSTAL**

Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_

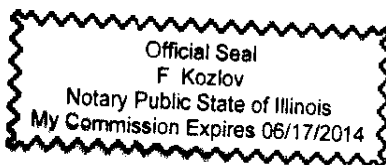
Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **LEONID PAKHNYUK** and **YELENA PAKHNYUK**, husband and wife, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged to me that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

**GIVEN UNDER MY HAND AND OFFICIAL SEAL, this** 18 **day of** June, 2012.

Signature: [Signature] Notary Public Signature  
 Printed Name: Fedor Kozlov Printed Name



Continuous Marriage Affidavit

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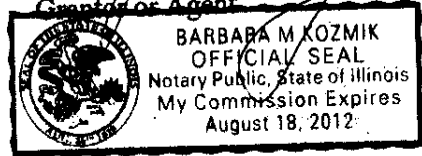
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 7/25/12

Signature: *Yelena Pathnyuk*  
Grantor or Agent

Subscribed and sworn to before me by the said Yelena Pathnyuk dated JULY 25, 2012.



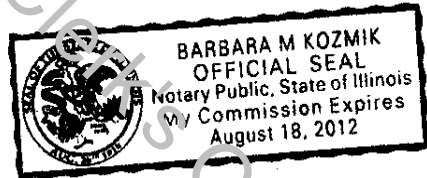
Notary Public Barbara M. Kozmik

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

Dated 7/25/12

Signature: *Leonid Paikhrjuk*  
Grantee or Agent

Subscribed and sworn to before me by the said LEONID PAIKHRJUK dated JULY 25, 2012.



Notary Public Barbara M. Kozmik

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).