

# UNOFFICIAL COPY



## QUIT CLAIM DEED

THIS DOCUMENT WAS PREPARED  
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RETURN TO :

Doc#: 1326645009 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/23/2013 08:54 AM Pg: 1 of 4

David Fischer  
Edwards Wildman Palmer LLP  
225 West Wacker Drive  
Chicago, IL 60606

THIS SPACE FOR RECORDER'S USE ONLY

THE GRANTOR, **Eugene Bereza**, having an address at 2710-2712 W. Chicago Avenue, Unit 1, Chicago, Illinois 60622 for the consideration of the sum of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby **CONVEY AND QUIT CLAIM** unto **SERGIY VASILECHKO** having an address at 2710-2712 W. Chicago Avenue, Unit 1, Chicago, IL 60622 FOREVER, all of Grantor's interest in that certain real estate situated in the County of Cook and State of Illinois, and legally described as:

**See Exhibit A attached hereto and made a part hereof for Legal Description.**

**Commonly Known As: 2710 W. Chicago Avenue, Unit 1, Chicago, IL 60622; and  
2712 W. Chicago Avenue, Unit 1, Chicago, IL 60622**

**Permanent Index Numbers: 16-01-425-061-0000 and 16-01-425-053-0000**

Grantor confirms that the real estate legally described on Exhibit A does not constitute homestead property of Grantor.



IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this  
22nd day of August, 2013.

[SIGNATURE TO QUIT CLAIM DEED ON IMMEDIATELY SUCCEEDING PAGE]

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### SIGNATURE PAGE TO QUIT CLAIM DEED

By: [Signature]  
Printed Name: EUGENE BEREZA

REAL ESTATE TRANSFER		09/23/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>
16-01-425-061-0000   20130901605395   HJHWCZ		

Exempt under provisions of Paragraph (E)  
35 ILCS 200/31-45 of the Real Estate  
Transfer Law

Trust Mover, Edwards Wildman Palmer LLP  
As Agent for Grantor 8/22/2013  
Grantor, Grantee or Representative      Date

STATE OF <u>ILLINOIS</u> )		REAL ESTATE TRANSFER		09/20/2013
COUNTY OF <u>COOK</u> )	SS		CHICAGO:	\$0.00
			CTA:	\$0.00
			<b>TOTAL:</b>	<b>\$0.00</b>
		16-01-425-061-0000   20130901605395   6SDHWG		

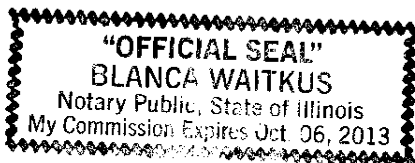
I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT EUGENE BEREZA, personally known to me to be the same person whose name is subscribed to the foregoing instrument and appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the foregoing instrument as his/her own free and voluntary act for the uses and purposes therein set forth including the release of homestead. ID # 6207-0077-0913

Given under my hand and notarial seal this 22 day of AUGUST, 2013.

Blanca Waitkus  
Notary Public

My commission expires on 10-6 2013

Send future tax bills to:  
SERGIY VASILECHKO  
2710-2712 W. CHICAGO AVE  
UNIT 1  
CHICAGO, IL 60622



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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

**PARCEL 1:**

UNIT 1 IN THE 2712 W. CHICAGO CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 23 (EXCEPT THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +18.90 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +31.40 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.61 FEET EAST AND 1.06 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 23, THENCE NORTH 00 DEGREES 17 MINUTES 56 SECONDS WEST, A DISTANCE OF 76.47 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 42 SECONDS EAST, A DISTANCE OF 21.18 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 47 SECONDS EAST, A DISTANCE OF 76.61 FEET; THENCE NORTH 89 DEGREES 49 MINUTES, 05 SECONDS WEST, A DISTANCE OF 21.07 FEET, TO THE POINT OF BEGINNING OF PARCEL.) IN BLOCK 4 IN TAYLOR AND CANDA'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 29, 2007 AS DOCUMENT 0714360026, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

UNIT 1 IN THE 2710 W. CHICAGO CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 22 (EXCEPT THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +18.90 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +31.40 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS WEST, A DISTANCE OF 76.65 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.27 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 19 SECONDS EAST, A DISTANCE OF 76.70 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.26 FEET, TO THE POINT OF BEGINNING OF PARCEL.) IN BLOCK 4 IN TAYLOR AND CANDA'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 4, 2007 AS DOCUMENT 0712410046, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Nos: 16-01-425-061-0000 and 16-01-425-053-0000

Commonly Known As: 2710 W. Chicago Avenue, Unit 1, Chicago, IL 60622  
2712 W. Chicago Avenue, Unit 1, Chicago, IL 60622

# 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.

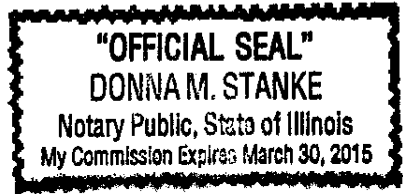
Dated: September 19, 2013

Signature: Patricia A. Moore  
Grantor or Agent

SUBSCRIBED AND SWORN to before me this 19 day of September 2013.

[Signature]  
Notary Public

My Commission Expires:



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: September 19, 2013

Signature: Patricia A. Moore  
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 19 day of September 2013.

[Signature]  
Notary Public

My Commission Expires:

