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Doc#: 1402855003 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2014 09:42 AM Pg: 1 of 3

QUIT CLAIM DEED JOINT TENANCY

MAIL TO:

Kenneth R. Welker
4880 Euclid Avenue
Palatine, IL 60067

GRANTORS, **OLEH ZUBRITSKI and LUDMYLA ZUBRITSKI**, husband and wife, of 1243 E. Baldwin Lane, Unit 305, Palatine, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to the GRANTEES, **OLEH ZUBRITSKI, LUDMYLA ZUBRITSKI, and MARIANA ZUBRITSKI**, not as Tenants in Common, but as JOINT TENANTS, of 1243 E. Baldwin Lane, Unit 305, Palatine, Cook County, Illinois, the following described real estate to wit:

PARCEL 1: Unit 305 together with its undivided percentage interest in the common elements in San Tropai Condominium Building No. 1 as delineated and defined in the Declaration recorded as Document No. 23448135, in the Northeast 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

PARCEL 2: Easements for ingress and egress for the benefit of Parcel 1 as contained in the Declaration recorded as Document No. 23448134, in Cook County, Illinois.

Permanent Index No: 02-12-200-021-1029

Property Address: 1243 E. Baldwin Lane, Unit 305, Palatine, Illinois, 60074

SUBJECT TO: General real estate taxes for the current and subsequent years and encumbrances, Covenants, conditions and restrictions of record;

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 premises, not as Tenants in Common, but as JOINT TENANTS forever.

DATED this 23rd day of December, 2013



OLEH ZUBRITSKI

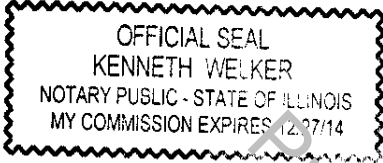


LUDMYLA ZUBRITSKI

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

IMPRESS SEAL HERE



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **OLEH ZUBRITSKI and LUDMYLA ZUBRITSKI**, husband and wife, are 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 notarial seal
this 23 day of December, 2013



Notary Public

My commission expires 12-27-14

Prepared By: Kenneth R. Welker, 4880 Euclid Avenue, Palatine, IL 60067

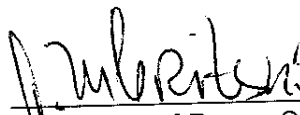
MAIL TO:
Noble & Welker
4880 Euclid Avenue
Palatine, IL 60067

SEND TAX BILL TO:
Oleh and Ludmyla Zubritski
1243 E. Baldwin Lane, Unit 305
Palatine, IL 60074

State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that this deed represents a transaction exempt under the provisions of Paragraph E, Section 4, of the Real Estate Transfer Act.

Dated this 23 day of December, 2013



Signature of Buyer-Seller or their
Representative, Attorney for Grantor

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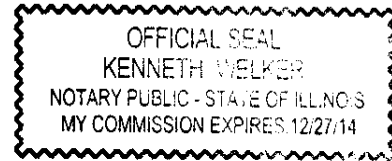
STATEMENT BY GRANTOR AND GRANTEE

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: December 23.12, 2013

Signature *[Handwritten Signature]*

Subscribed and sworn to before me by the said Grantor Agent this December 23, 2013



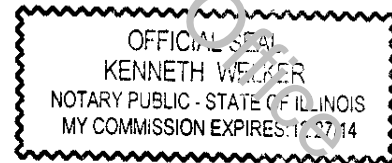
Notary Public *[Handwritten Signature]*

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: December 12 23, 2013

Signature *[Handwritten Signature]*

Subscribed and sworn to before me by the said Grantee Agent this December 12/23, 2013



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