## **UNOFFICIAL COPY**



### **QUIT CLAIM DEED**

This instrument was prepared by: Alexander Demchenko, Esq. Demchenko & Kashuba LLC 2338 W. Belmont Ave. Chicago, IL 60618 Doc#: 1423734034 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 08/25/2014 11:05 AM Pg: 1 of 3

THE GRANTOR, DITOR LEUSENKO, married to Olga Chuchman, of the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEY and OUIT CLAIM to THE GRANTEES, VIKTOR LEUSENKO and OLGA CHUCHMAN, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

### PARCEL 1:

UNIT 1905-3 IN 1905 WEST CHICA 3C AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN THOMPSON'S RESUBDIVISION OF BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL ZINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0411432028, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT.

#### PARCEL 2:

EASEMENT FOR PARKING SPACE P-6, AS CREATED BY GRANT OF EASEMENT RECORDED AS DOCUMENT 0411432027.

Permanent Real Estate Index Number: 17-07-200-053-1003

Address of Real Estate: 1905 W. Chicago Ave., Unit 3, Chicago, IL 60622

SUBJECT TO: the general real estate taxes for the year of 2014 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantees.

TO HAVE AND TO HOLD said premises, not as joint tenants or tenants in common but as tenants by the entirety, forever.

[The Signature Appears on the Following Page]

# **UNOFFICIAL COPY**

| DATED this 15 <sup>th</sup> day of August, 2014.   |  |
|--|--|
| Signature:   |  |
| STATE OF ILLINOIS ) ) SS. COUNTY OF COOK )   |  |
| I, the undersigned, a Notary Public in and for CERTIFY that Viktor Leusenko, personally known subscribed to the forgoing instrument, appeared before that he signed and delivered the said instrument as his therein set forth.  Given under my hand and official seal, this | me this day in person and severally acknowledged free and voluntary act, for the uses and purposes |
|  |  |
| Notary Public  | OFFICIAL SEAL NAZAR KASHUBA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/24/18       |
| City of Chicago Dept. of Finance 673169  8/25/2014 10:58  dr00198  Real Estate Transfer Stamp  \$0.00  \$0.00  | Olhy Clarks  |
|  | 7450 Price   |
| MAIL TO:   | SEND SUBSEQUENT TAX BILLS TO:  |
| VIKTOR LEUSENKO & OLGA CHUCHMAN  | VIKTOR LEUSENCO & DIGH CHUKUMAN  |

MOS W. CUICAGO AVE, UNIT3

CUI CAGO, 1C 60622

1905 W. CAUCAGO AVE, UNIT 3

CHICAGO, 1C 60622\_

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

|   | /// Grantor or Agent   |
|---|--|
| Subscribed and swort to before me   |  |
| by the said VINION LEUSENKS   | OFFICIAL SEAL NAZAR KASHUBA  |
| this 18th day of August   | NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/24/18   |
| Notary Public   |  |
| The Grantee or his Agent affirms that, to the best of his known Deed or Assignment of Beneficial Interest in a land drust is or foreign corporation authorized to do business or acquire and hold recognized as a person and authorized to do business or ac of the State of Illinois.  Dated | s either a natural person, an Illinois corporation uire and hold title to real estate in Illinois, and title to real estate in Illinois, or other entity applies and hold title to real estate under the laws. |
| Subscribed and sworn to before me by the  |  |
| by the said Victor Levsenso & Olga Cher   | chonan mm  |
| this 15th day of August 2014  | OFFICIAL SEAL NAZAR KASHUBA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/24/18   |
| Notary Public   | ······································   |

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.)