



Doc#: 1504829090 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/17/2015 03:40 PM Pg: 1 of 6

482812 (3)

Prepared By: Daniel Morris, Esq., Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Mail Tax Statement to:

Return to: NationalLink, 300 Corporate Center Drive, Suite 300, Moon Township, PA 15108
Permanent Real Estate Index Number: 03-32-235-026-1149

QUITCLAIM DEED

ARTHUR POPOV erroneously of record as ARTHUR POPOW and EKATERINA POPOW, husband and wife, whose mailing address is 445 South Cleveland Avenue, Unit 445, Arlington Heights, IL 60005-2161 (the "Grantor"), for valuable consideration in the amount of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto ARTHUR POPOV and EKATERINA POPOW, husband and wife, as tenants by the entirety, whose address is 445 South Cleveland Avenue, Unit 445, Arlington Heights, IL 60005-2161, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit::

Unit 445 in Scarsdale Condominium, as delineated on survey of parts of certain lots in Blocks 1, 2, 8 and 9, vacated alleys and streets in Arlington Heights Park Manor, being a subdivision in the East 1/2 of the Southeast 1/4 and the East 1/2 of the Northeast 1/4, Section 32, Township 42 North, Range 11, East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document 24461711, together with its undivided percentage interest in the common elements, in Cook County, State of Illinois.

Being the same property Ekaterina Popow, married to Arthur Popow to Arthur Popow, married to Ekaterina Popow as described in Quitclaim Deed, dated 10/11/2006, recorded 10/11/2006, in

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 43670**

\$48.00

6 pages

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Official Records Document No. 0628455054, in the Office of the County Recorder for Cook County, State of Illinois.

Property Address: 445 South Cleveland Avenue, Unit 445, Arlington Heights, IL 60005-2161

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 11th day of February, 2015.

Arthur Popov (Seal)
ARTHUR POPOV erroneously of record
as ARTHUR POPOW

ARTHUR POPOV
ERRONEOUSLY OF RECORD
AS ARTHUR POPOW

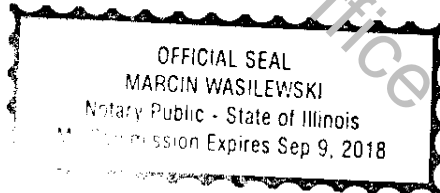
EKATERINA POPOV (Seal)
EKATERINA POPOV

STATE OF ILLINOIS }
COUNTY OF Lake } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, ARTHUR POPOV erroneously of record as ARTHUR POPOW, is personally known to me to be the same person whose name is subscribed to 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 purposes therein set forth.

Given under my hand and notarial seal, this day of 11th day of February, 2015.

Marcin Wasilewski
Notary Public MARCIN WASILEWSKI
My Commission expires: 09/09/2018



Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

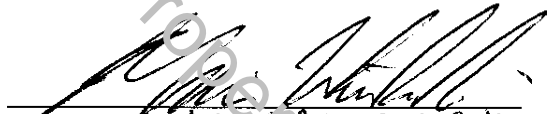
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 43670**

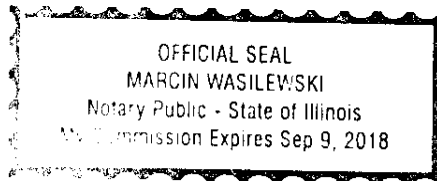
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STATE OF ILLINOIS }
COUNTY OF Lake } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, EKATERINA POPOV, is personally known to me to be the same person whose name is subscribed to 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 purposes therein set forth.

Given under my hand and notarial seal, this day of 11th day of February, 2015.


Notary Public MARCIN WASILEWSKI
My Commission expires 09/09/2018


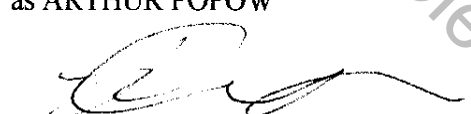


This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 4, Real Estate Transfer Act.

Date: 02-11-2015

Signature of Grantor:


~~ARTHUR POPOV~~ erroneously of record
as ARTHUR POPOV
ERRONEOUSLY OF RECORD AS ARTHUR POPOV

EKATERINA POPOV

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 43670**

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Exempt.txt

Exempt under 35ILCS 200/31-45

Paragraph E of the Real Estate

Transfer Tax Act.

Date

2-12-15
Buyer, Seller RepresentativeJaclyn Fedorczyk

(Please choose one of the paragraphs below to fill in above; the exempt statement is completed by entering the letter of the paragraph that makes the document exempt)
Illinois Compiled Statutes, Chapter 35 ILCS, Paragraph 200/31-45, Exemptions. The following deeds or trust documents shall be exempt from the provisions of this Article exempt as provided in this section.

- (a) Deeds representing real estate transfers made before January 1, 1968, but recorded after that date and trust documents executed before January 1, 1986, but recorded after that date.
- (b) Deeds to or trust documents relating to
- (1) property acquired by any governmental body or from any governmental body,
 - (2) property or interests transferred between governmental bodies, or
 - (3) property acquired by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
- However, deeds or trust documents, other than those in which the Administrator of Veterans' Affairs of the United States is the grantee pursuant to a foreclosure proceeding, shall not be exempt from filing the declaration.
- (c) Deeds or trust documents that secure debt or other obligation.
- (d) Deeds or trust documents that, without additional consideration, confirm, correct, modify or supplement a deed or trust document previously recorded.
- (e) Deeds or trust documents where the actual consideration is less than \$100.
- (f) Tax deeds.
- (g) Deeds or trust documents that release property that is security for a debt or other obligation.
- (h) Deeds of partition.
- (i) Deeds or trust documents made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations under plans of reorganization under the Federal Internal Revenue Code or Title 11 of the Federal Bankruptcy Act.
- (j) Deeds or trust documents made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or transfer of the subsidiary's stock.
- (k) Deeds where there is an actual exchange of real estate and trust documents when there is an actual exchange of beneficial interests, except that the money difference or money's worth paid from one to the other is not exempt from the tax.
- (l) Deeds issued to a holder of a mortgage as defined in Section 15 - 103 of the Code of Civil Procedure, pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.
- (m) A deed or trust document related to the purchase of a principal residence by a participant in the program authorized by the Home Ownership Made Easy Act, except that those deeds and trust documents shall not be exempted from filing the declaration.

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Exhibit "A" Legal Description

All that certain CONDOMINIUM land situated in County of COOK, State of ILLINOIS, being known and designated as follows:

UNIT 445 IN SCARSDALE CONDOMINIUM, AS DELINEATED ON SURVEY OF PARTS OF CERTAIN LOTS IN BLOCKS 1, 2, 8 AND 9, VACATED ALLEYS AND STREETS IN ARLINGTON HEIGHTS PARK MANOR, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4, SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24461711, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

"Commonly known as: 445 S. CLEVELAND AVE, ARLINGTON HEIGHTS IL 60005-2161"

Being the same property EKATERINA POPOW, MARRIED TO ARTHUR POPOW to ARTHUR POPOW, MARRIED TO EKATERINA POPOW as described in QUITCLAIM Deed, Dated 10/11/2006, Recorded 10/11/2006, in Official Records Document No. 0628455054.

Tax ID: 03-32-235-026-1149

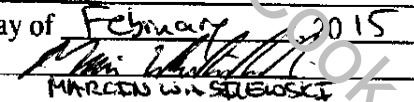
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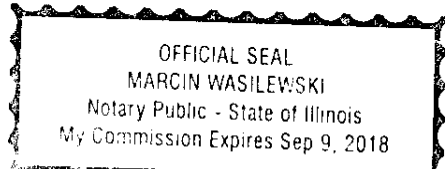
STATEMENT BY GRANTOR AND GRANTEE

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 11th day of February, 2015

Signature: 
Grantor or Agent


Subscribed and sworn to before me
By the said _____
This 11th day of February, 2015
Notary Public 
MARCIN WASILEWSKI

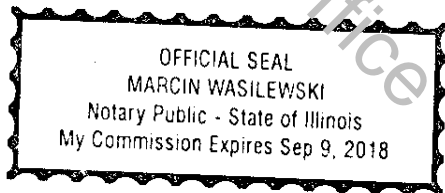


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 11th day of February, 2015

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 11th day of February, 2015
Notary Public 
MARCIN WASILEWSKI



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