

# UNOFFICIAL COPY

Doc#: 1618844050 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/06/2016 02:22 PM Pg: 1 of 8

Doc#: 1506818037 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/09/2015 01:46 PM Pg: 1 of 6

1st

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

Mail Tax Statement to: Igor Lukyan, 2111 West Churchill Street, Chicago, IL 60647-5545

482901  
Return to: NationalLink, 300 Corporate Center Drive, Suite 300, Moon Township, PA 15108

Permanent Real Estate Index Number: 14-31-321-062-1001

## QUITCLAIM DEED

IG UNLIMITED LLC, an Illinois Limited Liability Company, whose mailing address is 2111 West Churchill Street, Chicago, IL 60647-5545 (the "Grantor"), for valuable consideration in the amount of Zero Dollars (\$0.00) and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto IGOR LUKYAN, \_\_\_\_\_, in fee simple, whose address is 2111 West Churchill Street, Chicago, IL 60647-5545, hereinafter, "Grantee", the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

All that certain Condominium and land situated in the County of Cook, State of Illinois, being known and designated as follows:

Unit Number 101 and Point-29, in Churchill Row Lofts Condominium as delineated on a Survey of the following described real estate:

~~All of Dickenson's Subdivision of Lots 1 to 8 inclusive in Block 21 in Young Trustee's Subdivision of that part of Blocks 21 and 22 in Pierces Addition to Holstein lying North of the North line of railroad right of way, also Lots 1, 2, 3 and 4 and the North 12 feet of Lot 5 in Pierce's Addition to Holstein in Section 31, Township 40 North, Range 14, East of the Third~~

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](http://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 # 43703

re-recording to correct legal description

\$60.00

CCRD REVIEW 

 6 pages

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Principal Meridian, together with vacated alleys adjoining said Lots, said premises being also described as being at the Southwest corner of Churchill Street and North Hoyne Avenue, in Cook County, Illinois; which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0020914084, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Storage Space Number 21, a <LTD common elements as delineated on the Survey attached to the Declaration aforesaid recorded as Document Number 0020914084.

Being the same property as conveyed from Igor Lukyan to IG Unlimited LLC as described in Quit Claim Deed dated 10/22/2008, recorded 11/03/2008, in Document No. 0830850033, in the Office of the County Recorder for Cook County, State of Illinois.

Property Address: 2111 West Churchill Street, Chicago, IL 60647-5545

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 23<sup>rd</sup> day of February, 2015.

IG UNLIMITED LLC,  
an Illinois Limited Liability Company

City of Chicago  
Dept of Finance  
683430



Real Estate  
Transfer  
Stamp

3/3/2015 12:47  
dr00155

\$0.00

Batch 9,497,828

By: \_\_\_\_\_ (Seal)

Name: Igor Lukyan  
Title: PPS.

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](http://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 # 43703**

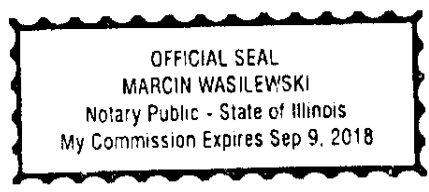
# UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF LaVe } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Igor Lukyan as President for IG UNLIMITED LLC, an Illinois Limited Liability Company, with full authority on behalf of said Limited Liability Company, 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/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of February 23<sup>rd</sup>, 2015.

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

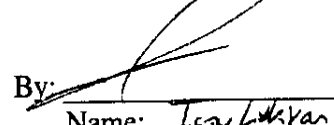


This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of 35 ILCSN200/31-45, Paragraph (e), Real Estate Transfer Act.

Date: 2/23/15  
Signature of Grantor:

IG UNLIMITED LLC, an Illinois Limited Liability Company

By:  (Seal)  
Name: Igor Lukyan  
Title: pres.

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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](http://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 # 43703

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## PLAT ACT AFFIDAVIT

State of Illinois

County of Lake } SS.

Igor Lukyan being duly sworn on oath, states that \_\_\_\_\_ resides at 211 West Churchill St. Chicago IL 60647 That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

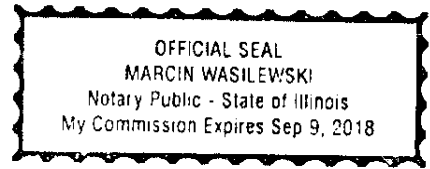
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that we makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

*[Signature]*

SUBSCRIBED and SWORN to before me

this 23<sup>rd</sup> day of February, 2015  
*[Signature]*



**UNOFFICIAL COPY**

Exhibit "A"  
Legal Description

WRONG  
LEGAL

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

UNIT NUMBER 101 AND POINT-29, IN CHURCHILL ROW LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF DICKENSON'S SUBDIVISION OF LOTS 1 TO 8 INCLUSIVE IN BLOCK 21 IN YOUNG TRUSTEE'S SUBDIVISION OF THAT PART OF BLOCKS 21 AND 22 IN PIERCES ADDITION TO HOLSTEIN LYING NORTH OF THE NORTH LINE OF RAILROAD RIGHT OF WAY, ALSO LOTS 1, 2, 3 AND 4 AND THE NORTH 12 FEET OF LOT 5 IN PIERCES ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEYS ADJOINING SAID LOTS, SAID PREMISES BEING ALSO DESCRIBED AS BEING AT THE SOUTHWEST CORNER OF CHURCHILL STREET AND NORTH HOYNE AVENUE, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020914084, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER 21, A <LTD COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020914084.

"COMMONLY KNOWN AS: 2111 W CHURCHILL ST, UNIT 101, CHICAGO, IL 60647"

Being the same property as conveyed from IGOR LUKYAN to IG UNLIMITED LLC as described in QUIT CLAIM DEED, Dated 10/22/2008, Recorded 11/03/2008, in Official Records IN DOCUMENT NO. 0830850033.

Tax/Parcel ID: 14-31-321-062-1001

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## Exhibit "A" Legal Description

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

UNIT NUMBER 101 AND P-3, IN CHURCHILL ROW LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF DICKENSON'S SUBDIVISION OF LOTS 1 TO 8 INCLUSIVE IN BLOCK 21 IN YOUNG TRUSTEE'S SUBDIVISION OF THAT PART OF BLOCKS 21 AND 22 IN PIERCES ADDITION TO HOLSTEIN LYING NORTH OF THE NORTH LINE OF RAILROAD RIGHT OF WAY, ALSO LOTS 1, 2, 3 AND 4 AND THE NORTH 12 FEET OF LOT 5 IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEYS ADJOINING SAID LOTS, SAID PREMISES BEING ALSO DESCRIBED AS BEING AT THE SOUTHWEST CORNER OF CHURCHILL STREET AND NORTH HOYNE AVENUE, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020914084, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER 21, A LTD COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020914084.

"COMMONLY KNOWN AS: 2111 W CHURCHILL ST, UNIT 101 & GARAGE UNIT 3, CHICAGO, IL 60647"

Being the same property as conveyed from IGOR LUKYAN to IG UNLIMITED LLC as described in QUIT CLAIM DEED, Dated 10/22/2008, Recorded 11/03/2008, in Official Records IN DOCUMENT NO. 0830850033.

Tax ID: 14-31-321-062-1001  
14-31-321-062-1042

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

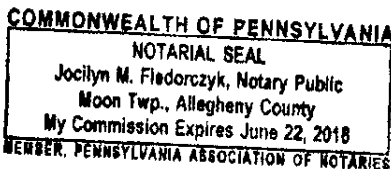
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: 3/5, 2015

Signature: Jarad McQueeney  
Jarad McQueeney Grantor or Agent

Subscribed and sworn to before me by the said Jarad McQueeney this 5 day of March, 2015

Jocelyn M Fiedorczyk  
Notary Public



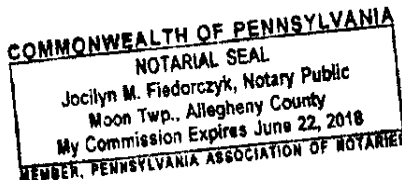
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 3/5, 2015

Signature: Jarad McQueeney  
Jarad McQueeney Grantee or Agent

Subscribed and sworn to before me by the said Jarad McQueeney this 5 day of March, 2015

Jocelyn M Fiedorczyk  
Notary Public

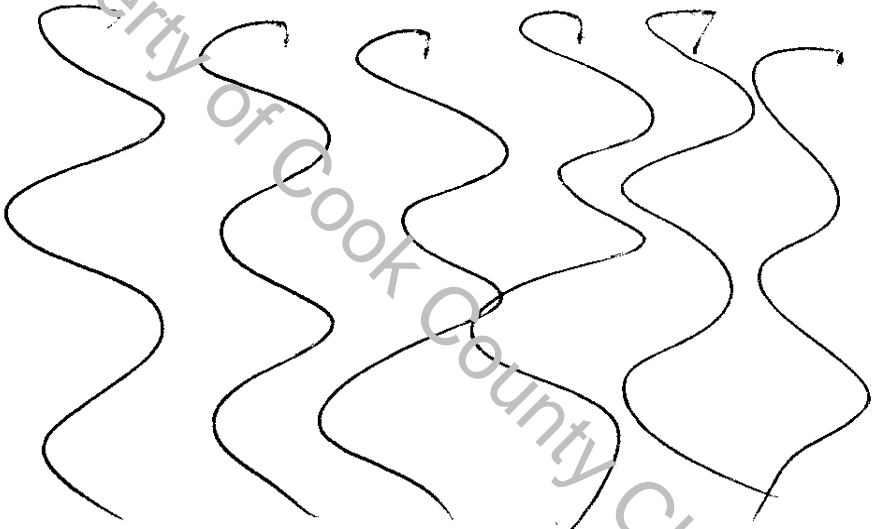


NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in DeKalb County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]

# UNOFFICIAL COPY

Property of Cook County Clerk's Office



I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY  
OF DOCUMENT # 1506818037

JUN 10 16

  
RECORDED AT COOK COUNTY