

# UNOFFICIAL COPY



Doc#: 1623129031 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/18/2016 10:52 AM Pg: 1 of 3

Commitment Number: N01160717

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:

**Near North National Title**  
222 N. LaSalle  
Chicago, IL 60601



Mail Tax Statements To: **Elizabeth Fidoruk and David Friedman: 1921 E. Peachtree Lane,**  
**Arlington Heights, IL 60004**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**03-16-107-012-0000**

## QUITCLAIM DEED

**Elizabeth Fidoruk**, unmarried, and **David Friedman**, unmarried, hereinafter grantors, of **Cook County, Illinois**, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Elizabeth Fidoruk** and **David Friedman**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **1921 E. Peachtree Lane, Arlington Heights, IL 60004**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**LOT 510 IN IVY HILL SUBDIVISION UNIT 10, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF ARLINGTON HEIGHTS, IN COOK COUNTY, ILLINOIS.**

**Property Address is: 1921 E. Peachtree Lane, Arlington Heights, IL 60004**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **1618210052**

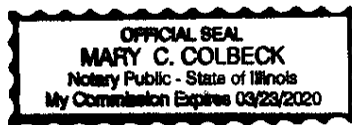
Executed by the undersigned on August 16, 2016:

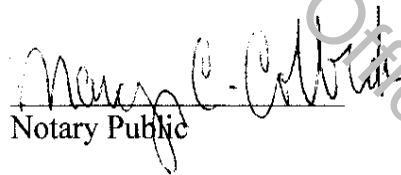
  
**Elizabeth Fidoruk**

  
**David Friedman**

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on August 16, 2016 by **Elizabeth Fidoruk** and **David Friedman** who are personally known to me or have produced drivers license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



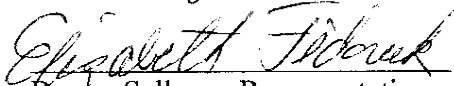
  
Notary Public

**MUNICIPAL TRANSFER STAMP  
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)**

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 8-16-16

  
Buyer, Seller or Representative

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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 land trust is either a natural person, and 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 8-16-, 2016

Elizabeth Fidorsuk  
Signature of Grantor or Agent

8/16/2016  
[Signature]

Subscribed and sworn to before  
Me by the said Elizabeth Fidorsuk and David Friedman  
this 16 day of August,  
2016.

NOTARY PUBLIC Mary C. Colbeck



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 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.

Date 8-16-, 2016

Elizabeth Fidorsuk  
Signature of Grantee or Agent

8/16/2016  
[Signature]

Subscribed and sworn to before  
Me by the said Elizabeth Fidorsuk and David Friedman  
This 16 day of August,  
2016.

NOTARY PUBLIC Mary C. Colbeck



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)