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16238290130

QUIT CLAIM DEED

STATE OF ILLINOIS

Doc#: 1623829013 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/25/2016 10:10 AM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR, **LEONID TELL**, IN THE COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND QUIT CLAIMS TO **LEONID TELL AND DINA TELL COOPER, AS JOINT TENANTS**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 4046 N. CLARK ST. #G, CHICAGO, IL

PERMANENT INDEX NUMBER(S): 14-17-315-021-0000

THE DATE OF THIS DEED OF CONVEYANCE IS: 7/29/2014

[Signature]

(SEAL)

LEONID TELL



Ryan M. Wilk
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 08/29/2018

* EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB PAR. D AND COOK COUNTY ORDINANCE 93-0-27 PAR. D.

REAL ESTATE TRANSFER TAX	25-Aug-2016
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



14-17-315-021-0000 | 20160801649947 | 1-878-076-224

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	25-Aug-2016
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



14-17-315-021-0000 | 20160801649947 | 0-219-646-784

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OK

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STATE OF ILLINOIS

COUNTY OF COOK, SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **LEONID TELL**, 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 THE SAID INSTRUMENT AS HIS 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 29TH DAY OF July, 2016.



Ryan M. Wiik
President Summit County
Notary Public, State of Ohio
My Commission Expires: 08/28/2018

Ryan M. Wiik

NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/29, 2016.

Property of Cook County Clerk's Office

This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group	Leonid Tell and Dina Tell Cooper	Ryan Law Group
1121 W Wrightwood	4046 N. Clark St. #G	1121 W Wrightwood
Chicago, IL 60614	Chicago, IL 60613	Chicago, IL 60614

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LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE WESTERLY LINE OF CLARK STREET, LYING EAST OF A LINE WHICH IS 100 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTHPORT AVENUE, LYING NORTH OF A LINE WHICH IS 353 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 17 AND LYING SOUTHEASTERLY OF A LINE WHICH IS 100 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BELLE PLAINE AVENUE, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ALLEY BY PLAT RECORDED NOVEMBER 22, 1971 AS DOCUMENT 21719002), ALL IN COOK COUNTY, ILLINOIS

PARCEL 1: COMMONLY KNOWN AS UNIT 4046G)

THAT PART OF THE ABOVE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY LINE OF 16 FOOT ALLEY AS DESCRIBED PER DOCUMENT NUMBER 21719002 AND THE WESTERLY LINE OF NORTH CLARK STREET; SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 23 DEGREES, 16 MINUTES, 48 SECONDS EAST ALONG THE WESTERLY LINE OF NORTH CLARK STREET 240.27 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 49 SECONDS WEST 142.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 00 MINUTES, 11 SECONDS WEST 20.76 FEET; THENCE NORTH 23 DEGREES, 29 MINUTES, 47 SECONDS WEST 11.57 FEET; THENCE NORTH 66 DEGREES, 25 MINUTES, 20 SECONDS EAST 0.37 FEET; THENCE NORTH 22 DEGREES, 55 MINUTES, 05 SECONDS EAST 7.58 FEET; THENCE NORTH 04 DEGREES, 41 MINUTES, 55 SECONDS WEST 5.84 FEET; THENCE SOUTH 85 DEGREES, 02 MINUTES, 11 SECONDS WEST 22.45 FEET; THENCE SOUTH 04 DEGREES, 54 MINUTES, 32 SECONDS EAST 6.83 FEET; THENCE SOUTH 23 DEGREES, 37 MINUTES, 13 SECONDS EAST 16.03 FEET; THENCE SOUTH 00 DEGREES, 10 MINUTES, 54 SECONDS EAST 20.88 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 49 SECONDS EAST TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR GRACELAND COURT TOWNHOMES, RECORDED AS DOCUMENT NUMBER 05128213.

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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 grantor 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 07/29, 2016

Signature: [Signature]
LEONID TELL

Subscribed and sworn to before me by the Said LEONID TELL
This 29 day of July, 2016

[Signature]
Notary Public



Ryan M. Wilk
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 09/29/2018

The grantee 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 07/29, 2016

Signature: [Signature]
LEONID TELL

Subscribed and sworn to before me by the

Said LEONID TELL AND DINA TELL COOPER
Signature: [Signature]
DINA TELL COOPER

This 29 day of July, 2016

[Signature]
Notary Public



Ryan M. Wilk
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 09/29/2018

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 of ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]