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Doc#: 1717908173 Fee: \$64.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2017 12:38 PM Pg: 1 of 9

After Recording Return to: *X*

Dec ID 20170601670851

City Stamp 0-659-178-944

Instrument Prepared by:
X Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No.
6280331

Order Number:
170432875IL

Mail Tax Statement To:
Ekaterina Presnetsova
1935 S. Archer Avenue
Apartment 424
Chicago, IL 60616

Tax Parcel ID#
17-21-414-011-1156
17-21-414-011-1193

REAL ESTATE TRANSFER TAX		27-Jun-2017
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

17-21-414-011-1156 | 20170601670851 | 0-659-178-944

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

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: *[Signature]*, date 6/9/17
ANDREW LUPERSOLSKY

Dated this 9th day of June, 2017. WITNESSETH, that, ANDREW LUPERSOLSKY and EKATERINA PRESNETSOVA, of the County of Cook, State of Illinois, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto EKATERINA PRESNETSOVA, residing at 1935 S. Archer Avenue, Apartment 424, Chicago, IL 60616, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 1935 S. Archer Avenue, Apartment 424, Chicago, IL 60616, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel No: 17-21-414-011-1156 and 17-21-414-011-1193

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

Grantor (1 of 2)

By: [Signature]
ANDREW LUPERSOLSKY

~~FOR~~ STATE OF ~~ILLINOIS~~ California)
COUNTY OF Santa Clara) ss.

I, Brenda L. Martinez, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ANDREW LUPERSOLSKY, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 official seal this 09 day of June 20 17

[Signature]
Notary Public
My commission expires: 07/02/17



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SS
COUNTY OF Santa Clara)

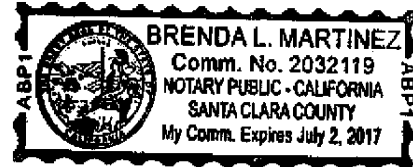
On 06/09/2017 before me, Brenda L. Martinez, Notary Public, personally appeared Andrew Luper Solsky

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity _____

Name of Person or Entity _____

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

UNOFFICIAL COPY

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

Grantor (2 of 2)

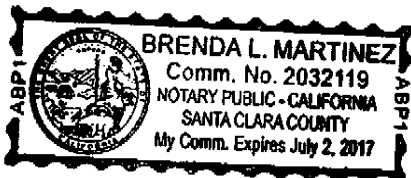
By: [Signature]
EKATERINA PRESNETSOVA

~~BY~~ STATE OF ~~ILLINOIS~~ California,
COUNTY OF Santa Clara ss.

I, Brenda L. Martinez, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that EKATERINA PRESNETSOVA, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 official seal this 09 day of June 2017.

[Signature]
Notary Public
My commission expires: 07/02/17



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SS
COUNTY OF Santa Clara)

On 06/09/2017 before me, Brenda L. Martinez, Notary Public, personally appeared Ekaterina Resnetsova

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

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- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity _____

Name of Person or Entity _____

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

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NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

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EXHIBIT A LEGAL DESCRIPTION

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

Unit No. 424 and G-62 in Pointe 1900 on State Condominium, as delineated on a survey of the following described tract of land:

Parcel 1:

That part of Lots 2 and 3, and all of Lots 6 and 7, together with a part of the vacated 30 foot alley lying East of and adjoining East line of said Lot 6 and lying West of and adjoining the West line of said Lots 2 and 3, in Block 32 in Canal Trustees New Subdivision of Blocks in East Fractional Southeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Lot 7;

Thence North 58° 08' 39" East, along the Northwesterly line of said Lots 6 and 7 and the Northwesterly line of said vacated 30 foot alley, said line also being the Southeasterly line of South Archer Avenue, a distance of 205.69 feet;

Thence South 31° 54' 03" East, a distance of 32.65 feet;

Thence South 57° 48' 37" West, a distance of 57.50 feet;

Thence South 31° 44' 44" East, a distance of 16.31 feet;

Thence South 00° 00' 37" West, a distance of 68.15 feet;

Thence North 89° 59' 23" West, a distance of 13.40 feet;

Thence South 00° 00' 37" West, a distance of 24.42 feet;

Thence South 90° 00' 00" West, along the South line of said vacated 30 foot alley and the South line of said Lots 6 and 7, said line also being the North line of West Cullerton Street, a distance of 157.38 feet; thence North 00° 05' 13" West, along the West line of said Lot 7, said line also being the East line of South Dearborn Street, a distance of 86.83 feet to the point of beginning, in Cook County, Illinois;

Excepting therefrom parcels (retail properties) described as follows:

Parcel A:

The following parcel of land lying above a horizontal plane at elevation + 13.46 feet Chicago City Datum and lying at and below a horizontal plane at elevation + 28.79 feet Chicago City Datum of that part of Lots 6 and 7 in Block 32 in Canal Trustees New Subdivision of Blocks in East Fractional Southeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Lot 7;

Thence North 58° 08' 39" East, along the Northwesterly line of said Lot 7, said line also being the Southeasterly line of South Archer Avenue, a distance of 58.97 feet;

Thence South 31° 51' 21" East, a distance of 5.77 feet;

Thence North 58° 08' 39" East, a distance of 0.61 feet;

Thence South 31° 51' 21" East, a distance of 7.59 feet;

Thence South 58° 08' 39" West, a distance of 7.49 feet;

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Thence South 31° 51' 21" East, a distance of 9.45 feet;
 Thence North 58° 08' 39" East, a distance of 8.05 feet;
 Thence South 31° 51' 21" East, a distance of 16.80 feet;
 Thence South 58° 08' 39" West, a distance of 21.30 feet;
 Thence South 31° 51' 21" East, a distance of 15.63 feet;
 Thence North 58° 08' 39" East, a distance of 13.09 feet;
 Thence South 76° 51' 21" East, a distance of 13.50 feet;
 Thence South 31° 51' 21" East, a distance of 5.50 feet;
 Thence South 58° 06' 03" West, a distance of 21.88 feet;
 Thence South 00° 00' 00" West, a distance of 38.68 feet;
 Thence South 90° 00' 00" West, a distance of 20.65 feet;
 Thence South 00° 00' 00" West, a distance of 9.40 feet;
 Thence South 90° 00' 00" West, along the South line of said Lots 6 and 7, said line also being the North line of West Cullerton Street, a distance of 49.54 feet;

Thence North 00° 00' 00" West, along the West line of said Lot 7, said line also being the East line of South Dearborn Street, a distance of 86.83 feet to the point of beginning, in Cook County, Illinois.

Parcel B:

The following parcel of land lying above a horizontal plane at elevation + 13.46 feet Chicago City Datum and lying at and below a horizontal plane at elevation + 28.79 feet Chicago City Datum of that part of Lots 2, 3, 6 and 7, together with a part of the vacated 30 foot alley lying East of and adjoining East line of said Lot 6 and lying West of and adjoining the West line of said Lots 2 and 3, in Block 32 in Canal Trustees New Subdivision of Blocks in East Fractional Southeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, more particularly described as follows:

Commencing at the Northwest corner of said Lot 7;

Thence North 58° 08' 39" East, along the Northwesterly line of said Lots 6 and 7 and the Northwesterly line of said vacated 30 foot alley, said line also being the Southeasterly line of South Archer Avenue, a distance of 70.24 feet to the point of beginning;

Thence continuing North 58° 08' 39" East, along said line, a distance of 155.45 feet;

Thence South 31° 54' 03" East, a distance of 68.65 feet;

Thence South 57° 48' 37" West, a distance of 57.50 feet;

Thence South 31° 44' 44" East, a distance of 0.96 feet;

Thence South 58° 06' 03" West, a distance of 80.05 feet;

Thence North 31° 51' 21" West, a distance of 30.61 feet;

Thence North 58° 08' 39" East, a distance of 1.50 feet;

Thence North 31° 51' 21" West, a distance of 9.76 feet;

Thence North 58° 08' 39" East, a distance of 2.50 feet;

Thence North 31° 51' 21" West, a distance of 1.09 feet;

Thence North 58° 08' 39" East, a distance of 6.15 feet;

Thence North 31° 51' 21" West, a distance of 19.82 feet;

Thence South 58° 08' 39" West, a distance of 8.11 feet;

Thence North 31° 51' 21" West, a distance of 8.88 feet to the point of beginning, in Cook County, Illinois.

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Parcel C:

That part Of lots 6 and 7, together with a part of the vacated 30 foot alley lying East of and adjoining East line of said Lot 6, in Block 32 in Canal Trustees New Subdivision of Blocks in East Fractional Southeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, more particularly described as follows:

Commencing at the Southwest corner of said Lot 7;

Thence North 90° 00' 00" East, along the South line of said Lot 7, said line also being the North line of West Cullerton Street, a distance of 70.19 feet to the point of beginning;

Thence North 00° 00' 00" East, a distance of 48.08 feet;

Thence North 52° 06' 03" East, a distance of 108.96 feet;

Thence South 31° 44' 44" East, a distance of 15.39 feet;

Thence South 09° 00' 37" West, a distance of 68.15 feet;

Thence North 89° 59' 22" West, a distance of 13.40 feet;

Thence South 00° 00' 37" West, a distance of 24.42 feet;

Thence South 90° 00' 00" West, along said South line of Lots 6 and 7, and said South line of vacated 30 foot alley, said line also being the North line of West Cullerton Street, a distance of 87.19 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

The following parcel of land lying above a horizontal plane at elevation + 3.46 feet Chicago City Datum and lying at and below a horizontal plane at elevation - 12.80 feet Chicago City Datum of that part of Lots 3, 4 and 5 in Block 32 in Canal Trustees New Subdivision of Blocks in East Fractional Southeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

Commencing at the Southeast corner of said Lot 5;

Thence South 90° 00' 00" West, a distance of 70.35 feet;

Thence North 00° 00' 58" West, a distance of 10.33 feet to the point of beginning;

Thence South 90° 00' 00" West, a distance of 64.97 feet;

Thence North 00° 00' 16" West, a distance of 90.85 feet;

Thence North 58° 38' 08" East, a distance of 47.84 feet;

Thence North 90° 00' 00" East, a distance of 24.00 feet;

Thence South 00° 00' 58" East, a distance of 115.75 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document Number 0421739021; together with their undivided percentage interest in the Common Elements in Cook County, Illinois.

Being the same property conveyed from PATRICIA ALVARADO, a single person, to ANDREW LUPERSOLSKY and EKATERINA PRESNETSOVA, by Deed dated June 28, 2014, recorded July 23, 2014, as Document No. 1420401128 in Cook County Records.

Assessor's Parcel No: 17-21-414-011-1156 and 17-21-414-011-1193

Commonly known as: 1935 S. Archer Avenue, Apartment 424, Chicago, IL 60616

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

Date: 6-9-2017

Signature: Amanda Simpson
Grantor or Agent

SUBSCRIBED and SWORN to before me on 6-9, 2017.
(Impress Seal Here)

[Signature]
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.

Date: 6-9-2017

Signature: Amanda Simpson
Grantee or Agent

SUBSCRIBED and SWORN to before me on 6-9-2017.
(Impress Seal Here)

[Signature]
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 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 Act.]