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Doc# 1718657232 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/05/2017 01:07 PM Pg: 1 of 3

QUITCLAIM DEED

Mail To: Kozar Law Office
105 S. Adell Pl
Elmhurst, IL 60126

Dec ID 20170701684454
ST/CO Stamp 1-656-931-776
City Stamp 1-283-823-040

17NW7127864PK



The Grantor, **MR. STEPHEN KELLY**, ^{heir of Claire Kelly} for and in consideration of TEN DOLLARS (\$10.) and other good and valuable consideration in hand paid, QUITCLAIMS to the Grantee, **MR. NIKOLAY ZASHEV** all interest in the following described real estate situated in The City of Chicago, County of Cook, State of Illinois, to wit: Legal Description: Attached hereto and made a part hereof.

Permanent Real Estate Index (PIN) Numbers: 13-18-409-069-1139

Address of Property: 6441 W. Warner, Unit 7-304, along with parking spot P7-2, and storage space S7-2 in Chicago, Illinois 60634

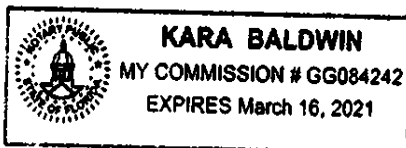
TO HAVE AND TO HOLD said premises, in fee simple forever.
SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, installments not due at the date hereof of any tax or special assessment for improvements heretofore below, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2017.

Dated this 21 day of June 2017.

Stephen Kelly
STEPHEN KELLY

STATE OF FLORIDA

I, the undersigned, a Notary Public in the State aforesaid, CERTIFY that Stephen Kelly, 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 official seal this 21 day of June 2017.



Kara Baldwin
(Notary Public)

Date: 6/21/17

Prepared By: James Maher
7257 W. Touhy Avenue, Suite 206
Chicago, IL 60631

Mail Tax bills To: Nikolay Zashnev
6441 W. Warner #7-304
Chicago IL 60634

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LEGAL DESCRIPTION

Order No.: 17NW7127854PK

For APN/Parcel ID(s): 13-18-409-069-1139

UNIT 7-304 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GLENLAKE CONDOMINIUM NUMBER 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96242966 AND AS AMENDED FROM TIME TO TIME, IN THE SOUTH FRACTIONAL HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER P7-2 AND STORAGE SPACE NUMBER S7-2 AS A LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

State/City
Exempt under provisions of Paragraph
Section 4, Real Estate Transfer Tax Act.

6/27/17
Date of Exemption Representative

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

6/27/17
Date of Exemption Representative

Cook County Clerk's Office

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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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 27, 2017

[Signature]
Signature
Candace Martwick
Print Name

Subscribed and sworn to before me this 27 of June 2017

[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.

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Dated: June 27, 2017

[Signature]
Signature
Candace Martwick
Print Name

Subscribed and sworn to before me this 27 of June 2017

[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 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.