

UNOFFICIAL COPY

Doc#: 1721557068 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2017 12:11 PM Pg: 1 of 4

Dec ID 20170701692947
ST/CO Stamp 0-667-743-680

CT-17003166RL 1 of 2 - ECA

Return To
Valentine Novosad and
Elena Rozhkova
12686 Waterford Dr.
Lemont, IL 60439

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Valentine Novosad and
Elena Rozhkova
12686 Waterford Dr.
Lemont, IL 60439

This space for recording information only

Order #: 17003166RL

QUITCLAIM DEED

Tax Exempt under _____



ELENA ROZHKOVA



Date

GRANTORS,

VALENTINE NOVOSAD, who erroneously acquired title as VALENTYN NOVOSAD and
ELENA ROZHKOVA, husband and wife
12686 Waterford Dr.
Lemont, IL 60439

for and in consideration of ZERO AND 00/100 DOLLAR (\$0.00) and other good and valuable
consideration in hand paid, CONVEY AND WARRANT to

GRANTEES,

VALENTINE NOVOSAD and ELENA ROZHKOVA, husband and wife,
as tenants by the entirety
12686 Waterford Dr.
Lemont, IL 60439

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


LEGAL DESCRIPTION:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN: 22-35-202-008-0000

Property Address: 12686 Waterford Dr., Lemont, IL 60439

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4
REAL ESTATE TRANSFER ACT.



Date




Buyer, Seller or Representative

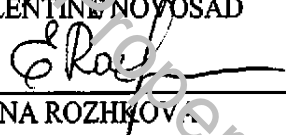
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Preparer has examined no underlying title documentation regarding this deed

IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.



 VALENTINE NOVOSAD



 ELENA ROZHKOVA

4/22/17
 Date

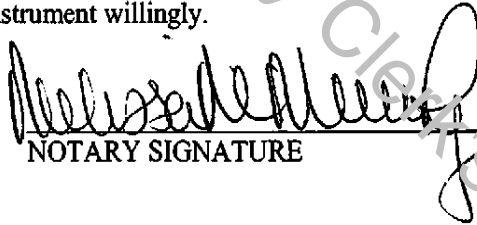
4/22/17
 Date

State of Illinois

County of Cook



I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 22nd day of April, 2017 by VALENTINE NOVOSAD, who erroneously acquired title as VALENTYN NOVOSAD and ELENA ROZHKOVA, who is personally known to me or and who signed this instrument willingly.





 NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX		20-Jul-2017
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
22-35-202-008-0000		20170701692947 0-667-743-680

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 August 2nd, 2017. Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by
the said Jace Nowaczyk
this 2nd day of August, 2017.

[Signature]
Notary Public



The grantee or his/her agent affirms that, to the best of his/her 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 August 2nd, 2017. Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by
the said Jace Nowaczyk
this 2nd day of August, 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.

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LEGAL DESCRIPTION

Order No.: 17003166RL

For APN/Parcel ID(s): 22-35-202-008-0000

LOT 88 IN THE GLENS OF CONNEMARA, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED JULY 27, 2006 AS DOCUMENT NUMBER 0620839075, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office