

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTOR, **MILENA KATSNELSON**,  
a married woman, of the village of  
Kildeer, County of Lake, State of Illinois,  
for and in consideration of ten dollars (\$10.00)  
and other valuable consideration in hand paid,  
CONVEYS AND WARRANTS to:

**DOMINUS LLC**, an Illinois Limited Liability Company

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

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: general real estate taxes not yet due and payable; covenants, conditions and  
restrictions of record. Hereby releasing and waiving all rights under and by virtue of the  
Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises  
forever.

Property Index Number(s): 03-03-100-054-1048  
Address of Real Estate: 1022 BOXWOOD COURT, UNIT B2, WHEELING, IL 60090

Dated this 17 day of January, 2018.

MILENA KATSNELSON

\*This is not a homestead property

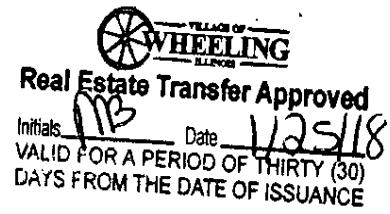
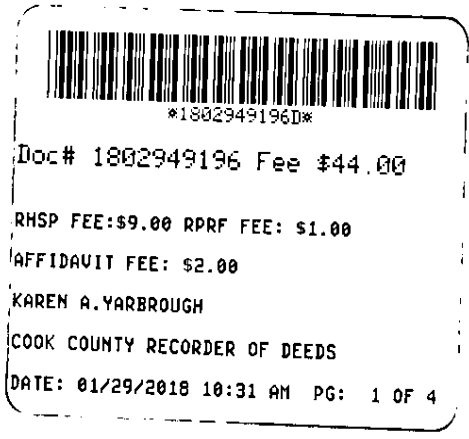
STATE OF ILLINOIS }  
                                  }SS.  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
**MILENA KATSNELSON**, 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 she signed, sealed and delivered  
the said instrument as her 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 17 day of January, 2018.



NOTARY PUBLIC



# UNOFFICIAL COPY

This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,  
Illinois 60062

**AFTER RECORDING THIS  
INSTRUMENT SHOULD BE SENT TO:**

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,  
Illinois 60062

Send subsequent tax bills to:

**DOMINUS LLC**

22481 N. FOXTAIL DR, KILDEER, IL 60047

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E  
SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW

DATE 01.17.2018 BY: *[Signature]*

LEGAL DESCRIPTION

Property of Cook County Clerk's Office

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Property Address:

1022 BOXWOOD COURT, UNIT B2,  
WHEELING IL 60090

Legal Description:

PARCEL 1:

UNIT NUMBER 1-2-10-L-B-2 IN LEXINGTON COMMONS COACH HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MCHENRY ROAD IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24759029, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE G-1-2-10-L-P-2 AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM (AS AMENDED FROM TIME TO TIME) AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 03-03-100-054-1048,

Property of 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 title to real estate under the laws of the State of Illinois.

Dated 1/17/18 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said Milena Katsnelson  
dated 01/17/18



Notary Public [Signature]

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

Dated 01/17/18 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said Milena Katsnelson  
dated 01/17/18



Notary Public [Signature]

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

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**