

# UNOFFICIAL COPY

QUIT-CLAIM DEED  
GENERAL



Doc# 1810944041 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2018 12:03 PM PG: 1 OF 4

THE GRANTOR(S) Sochi Properties, Inc, an Illinois Corporation, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, convey(s) and quit claim(s) to Alanya Properties, Inc., an Illinois Corporation, (Grantee's Address) NA, of the County of Cook, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:  
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: NA

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-12-226-021-1010

Address of Real Estate: 2405 W. Balmoral Avenue, #2D, Chicago, Illinois 60625

Dated this 22 day of February, 2018

Oksana Douglas, President, Sochi Properties, Inc.

REAL ESTATE TRANSFER TAX		18-Apr-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		19-Apr-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-12-226-021-1010 | 20180401641227 | 0-228-909-344

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

\$56.00

COOK COUNTY RECORDER OF DEEDS

4 pages

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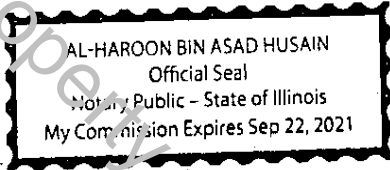
STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT  
Oksana Douglas

personally known to me to be the person(s) whose name(s) 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 ^ 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 22 day of February, 2018

[Signature] (Notary Public)



Prepared By:  
Himont Law Group, Ltd.  
7301 N. Lincoln, Suite 180  
Lincolnwood, Illinois 60712

Mail To: Alanya Properties, Inc.  
2405 W. Balmoral Avenue #2D  
Chicago, IL 60625

Exempt under provisions of Paragraph  
'E' Section 31-45, Real Estate  
Transfer Tax Act.

Name and Address of Taxpayer/Address of Property:  
Al-Haroon B. Husain Esq.  
Himont Law Group, Ltd  
7301 N. Lincoln Suite 180  
Lincolnwood, IL 60712

4-11-2018  
DATE [Signature]  
(Agent)

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 2405-2D IN THE BALMORAL COURTS CONDOMINIUMS III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART 1 OF PARCEL "A" THAT PART OF LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) ALSO A STRIP OF LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT LYING EAST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.0 FEET WEST OF THE NORTH EAST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF AND LYING SOUTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; ALSO

### PARCEL 2 OF PARCEL "A"

THE WEST 18 FEET OF THE SOUTH 84.74 FEET (AS MEASURED ALONG THE SOUTH AND WEST LINES) OF THE FOLLOWING, TAKEN AS A TRACT: LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE WIDENED) ALSO A STRIP OF LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOTS AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708915044, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-10, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708915044

PIN#13-12-226-021-1010

PROPERTY ADDRESS: 2405 W. BALMORAL AVENUE, #2D, CHICAGO, IL 60625

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## STATEMENT BY GRANTOR AND GRANTEE

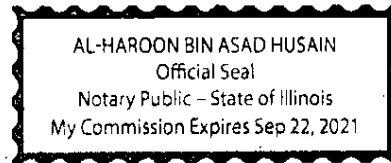
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated: February 22, 2018

Signature of Grantor or Agent: O. P. Douglas

Subscribed and sworn to before me this 22 day of February, 2018.

[Signature]  
Notary Public



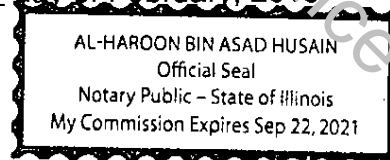
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated: February 22, 2018

Signature of Grantor or Agent: O. P. Douglas

Subscribed and sworn to before me this 22 day of February, 2018.

[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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]