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QUITCLAIM DEED

GRANTOR, Ilya Pisarenko and Aleksandr Kagan, married men, of Cook County, (herein, "Grantor") for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, IP Construction and Development LLC, an Illinois limited liability company whose address is 7300 N Cicero Ave., Lincolnwood, IL 60712 (herein, "Grantee"), all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1720 W Estes Ave Unit C
Chicago, IL 60626

Permanent Index Number: 11-31-202-028-1003

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 7 day of May, 2018.



Doc# 1812844087 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/08/2018 04:31 PM PG: 1 OF 4

REAL ESTATE TRANSFER TAX 08-May-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

11-31-202-028-1003 | 20180501664497 | 0-367-021-600

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

REAL ESTATE TRANSFER TAX 08-May-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

11-31-202-028-1003 | 20180501664497 | 1-434-855-712

When recorded return to:

ALEKSANDR KAGAN
4709 WILDCAT RUN
SPRINGFIELD, IL 62711

Send subsequent tax bills to:

ALEKSANDR KAGAN
4709 WILDCAT RUN
SPRINGFIELD, IL 62711

This instrument prepared by:

LEILA L. HALE, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

JA

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GRANTOR

Ilya Pisarenko and Aleksandr Kagan, married men, of Cook County, Illinois

By: *[Signature]*
Printed Name: A. Kagan
Ilya Pisarenko and Aleksandr Kagan

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 05/07/2018, by Ilya Pisarenko and Aleksandr Kagan, married men, of Cook County, Illinois



Notary signature: *[Signature]*
Printed name: Kristopher D. Lewis
My commission expires: 11/04/2021

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

5-7-18
Date

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

UNIT 1720 C AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 16 IN BLOCK 10 IN ROGERS PARK, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 12, 1973 AND KNOWN AS TRUST NUMBER 28358, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23037355 TOGETHER WITH AN UNDIVIDED 11.4 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPROMISING ALL THE UNITS THEREOF AS DEEMED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 1720 Estes Avenue Unit C, Chicago, IL 60626

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 05 07, 20 18

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

[Signature] JEFFREY HARDY
By the said (Name of Grantor): Aleksandra Kagan

AFFIX NOTARY STAMP BELOW

On this date of: 05 07, 20 18

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 05 07, 20 18

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

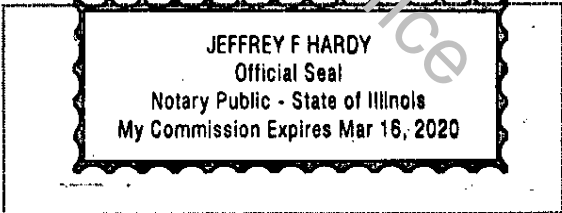
Subscribed and sworn to before me, Name of Notary Public:

[Signature] JEFFREY HARDY
By the said (Name of Grantee): [Signature]

AFFIX NOTARY STAMP BELOW

On this date of: 05 07, 20 18

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)