

QUIT CLAIM DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY



Doc# 1821855003 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/06/2018 01:07 PM PG: 1 OF 3

THE GRANTOR(S), RUSSELL KOT and IRENE KOT, husband and wife, of the Village of Buffalo Grove, Illinois 60089, County of Cook, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and QUITCLAIM(S) an undivided 95% interest in the property to

RUSSELL KOT and IRENE KOT, husband and wife, as Tenants by the Entirety,
and an undivided 5% interest in the property to MIKHAIL TIMOFEEV, married man,
as Joint Tenants,

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

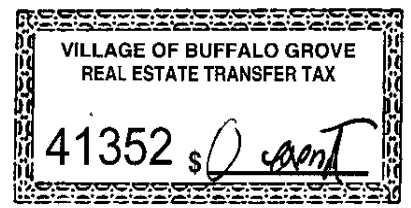
UNIT 206 IN BUILDING 2 IN THE COVES OF BUFFALO GROVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN EDWARD SCHWARTZ AND CO'S COVES OF BUFFALO GROVE, BEING A SUBDIVISION OF THAT PART OF THE NORTH 653.45 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE EAST 840 FEET THEREOF, EXCEPT THE NORTH 495 FEET OF THE ABOVE TRACT), ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1994 AS DOCUMENT 04068268, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 23, 1995 AS DOCUMENT 95196587, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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): 03-08-201-045-1011
Address of Real Estate: 498 Park View Terrace, Buffalo Grove, IL 60089

DATED this 27th day of July, 2018.



Russell Kot
RUSSELL KOT

I. Kot
IRENE KOT

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Exempt under the Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. D.

Dated: 07.27.2018 Sign. Russell Kot

STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that RUSSELL KOT and IRENE KOT personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 27th day of July, 2018.



[Signature]
Notary Public

Prepared by: Russell Kot
498 Park View Terrace
Buffalo Grove, IL 60089

SEND SUBSEQUENT TAX BILLS TO:

Irene Kot
498 Park View Terrace
Buffalo Grove, IL 60089

Mail to:

Irene Kot
498 Park View Terrace
Buffalo Grove, IL 60089

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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 07.27.2018 Signature Russell Kot
Grantor or Agent

Subscribed and sworn to before me by the said RUSSELL KOT affiant
this 27th day of July, 2018
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 and hold title to real estate under the laws of the State of Illinois.

Dated 07.27.2018 Signature Russell Kot
Grantee or Agent

Subscribed and sworn to before me by the said RUSSELL KOT affiant
this 27th day of July, 2018
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of the 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.)