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QUIT CLAIM DEED ILLINOIS STATUTORY



1922717057

Doc# 1922717057 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2019 11:03 AM PG: 1 OF 4

THE GRANTOR(S), Mariya Kharpatin, a married woman, and Igor Gubka, not married man; and Tatyana Ivanova, not married woman, of 1243 Baldwin, Unit 410, Palatine, Illinois, 60074, County of Cook, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration(s) in hand paid, CONVEY(S) AND QUITCLAIM(S) to:

Mariya Kharpatin, a married woman

of 1454 Abourndale Court, Wheeling, Illinois 60090, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois:

SEE ATTACHED

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year of 2010 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 to have and hold said premises as the above granted premises as Joint Tenants with rights of survivorship and NOT AS Tenants in Common.

Permanent Real Estate Index Number(s): 02-12-200-021-1060

Address of Real Estate: 1243 Baldwin, Unit 410, Palatine, Illinois, 60074

DATED this 10 day of May, 2019

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

Dated: 05/10/2019

S Y
P 4-66
S N
M Y
SC Y
E N
INT A.V.
D 7-26-19

REAL ESTATE TRANSFER TAX

15-Aug-2019



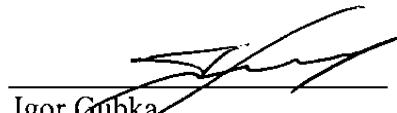
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

02-12-200-021-1060 | 20190701632096 | 0-244-089-440

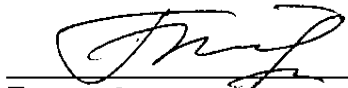
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Mariya Kharpatin



Igor Gubka

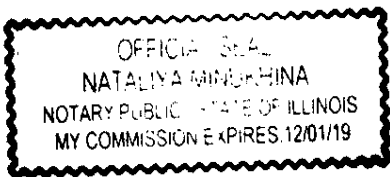


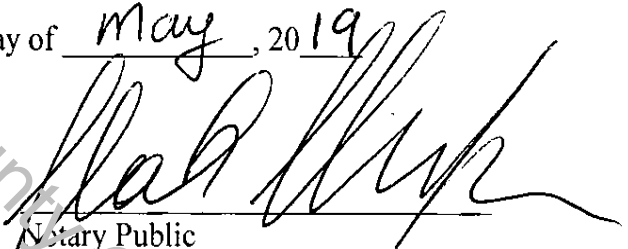
Tatyana Ivanova

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Mariya Kharpatin, Igor Gubka and Tatyana Ivanova 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 instrument as 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 notaries seal, this 10 day of May, 2019





Notary Public

Prepared by: North Suburban Legal Services
1990 E. Algonquin Rd., Suite 230
Schaumburg, Il 60173

SEND SUBSEQUENT TAX BILLS TO:

Mariya Kharpatin
1454 Abourndale Court
Wheeling, Illinois 60090

Mail to:

Mariya Kharpatin
1454 Abourndale Court
Wheeling, Illinois 60090

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LEGAL DESCRIPTION

UNIT 410-B IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID NORTH WEST QUARTER OF THE NORTH EAST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH WEST QUARTER OF THE NORTH EAST QUARTER, 282.96 FEET; (THE SOUTH LINE OF SAID NORTH WEST QUARTER OF THE NORTH EAST QUARTER BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION) THENCE NORTH 167.0 FEET TO A POINT FOR A PLACE BEGINNING OF THE PARCEL OF LAND THEREIN DESCRIBED; THENCE WEST 77.0 FEET; THENCE NORTH 88.0; THENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE EAST 77.0 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.40 FEET; THENCE SOUTH 59.17 FEET; THENCE WEST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; AS DOCUMENT NUMBER 23448135, TOGETHER WITH AN UNDIVIDED 1.272 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

P.I.N. (S)

02-12-200-021-1060

Cook County Clerk's Office

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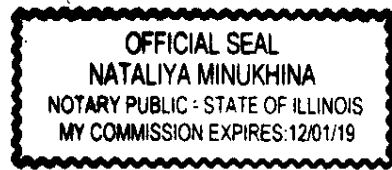
STATEMENT OF GRANTOR/GRANTEE

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 05/10, 2019

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said Igor Bubka this 10 day of May, 2019.
Notary Public _____



The **Grantee** 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 05/10, 2019

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said Mariya Charpatin this 10 day of May, 2019.
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)