

UNOFFICIAL COPY

Doc#. 2036440009 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2020 09:16 AM Pg: 1 of 4

Dec ID 20200901695944
ST/CO Stamp 1-199-097-824

**QUIT CLAIM DEED
ILLINOIS STATUTORY
Individual to Individual**

GRANTOR, DEAN SVIGOS a/k/a DINO SVIGOS, a married man, of Lake Forest, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, **CONVEYS** and **QUIT CLAIMS** to **GRANTEE, EDWARD OLSHANSKY**, a ___ married man, of Wheeling, Illinois, the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

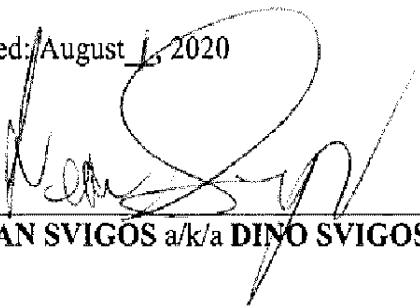
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

together with together with all improvements, structures, fixtures, now located on the property and owned by Grantor as well as all tenements, appurtenances, right of ways, privileges, licenses and easements thereunto belonging, if any.

SUBJECT TO: a) General Real Estate Taxes not due and payable at the time of closing; and b) covenants, conditions and restrictions of record and building lines and easements.

THIS IS NOT HOMESTEAD PROPERTY

Dated: August 1, 2020



DEAN SVIGOS a/k/a DINO SVIGOS



Real Estate Transfer Approved

Initials MC Date 9/9/2020

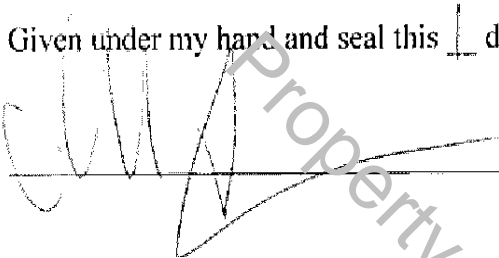
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **DEAN SVIGOS a/k/a DINO SVIGOS**, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this 1 day of August, 2020.

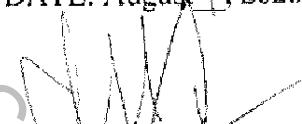


(Notary Public)



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

DATE: August 1 , 2020



Signature of Buyer, Seller or Representative

Prepared by, and after Recording, Mail To:

Mitchell M. Iseberg, Esq.
161 N. Clark Street #1600
Chicago, IL 60601

Name and Address of Taxpayer:

Edward Olshansky
1662 Northbury Lane, Unit 1A
Wheeling, IL 60090

UNOFFICIAL COPY

EXHIBIT A to Deed

LEGAL DESCRIPTION

UNIT NO. 1-25-46-L-A-1 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE WEST HALF 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, (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"), PORTIONS OF WHICH DEVELOPMENT PARCEL ARE DESCRIBED AS BEING LEXINGTON COMMONS UNIT II SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1975 AS DOCUMENT 24 557 904, AND LEXINGTON COMMONS UNIT II SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1979 AS DOCUMENT 24 973 283. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1977 AND KNOWN AS TRUST No. 12718 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 11, 1978 AS DOCUMENT 24 759 029 AS AMENDED FROM TIME TO TIME, TOGETHER, WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENT SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION OF AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY. TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF GARAGE UNIT NO. G-1-25-46-L-A-1 AS DELINEATED ON THE AFORESAID PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

PERMANENT REAL ESTATE INDEX NUMBER: 03-03-100-054-1501

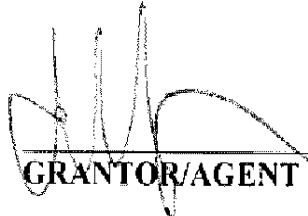
COMMON ADDRESS: 1662 Northbury lane, Unit 1A, Wheeling, Illinois 60090

UNOFFICIAL COPY

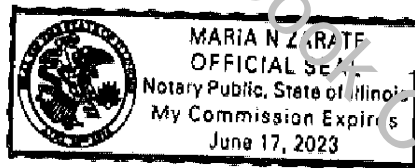
STATEMENT BY GRANTOR AND GRANTEE

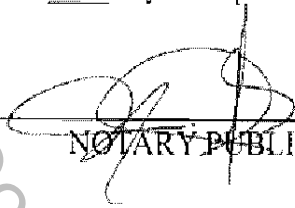
The grantor/s or is/her/their agent/s affirm that, to the best of their/his/her knowledge, the name of the grantor/s shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and 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: September 15, 2020


GRANTOR/AGENT

SUBSCRIBED AND SWORN TO before me this 15 day of September, 2020




NOTARY PUBLIC

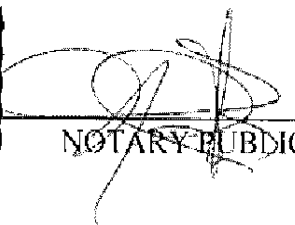
The grantee/s or his/her agent/s affirms that, to the best of their/his/her knowledge, the name of the grantee/s shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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: September 15, 2020


GRANTEE/AGENT

SUBSCRIBED AND SWORN TO before me this 15 day of September, 2020




NOTARY PUBLIC