

# UNOFFICIAL COPY

Doc#. 2105001178 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/19/2021 10:12 AM Pg: 1 of 4



Dec ID 20200901612842  
ST/CO Stamp 0-698-482-144

**National Title Solutions, Inc.**

## QUIT CLAIM DEED ILLINOIS STATUTORY Individual

**File Number: 2020-7531**

**THE GRANTOR(S)** MYKOLA PROKOPIV AND GALYNA PROKOPIV, HUSBAND AND WIFE, AND NADIYA SEMYANIV, MARRIED TO IVAN PROKOPIV, AS JOINT TENANTS, whose address is 4731 Sunflower Lane, Hoffman Estates, IL 60192, of the County of Cook, State of Illinois for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to NADIYA SEMYANIV AND IVAN PROKOPIV, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY, whose address is 4731 Sunflower Lane, Hoffman Estates, IL 60192 of the County of Cook, State of Illinois. All interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 11 IN BLOCK 4 IN MEADOW WALK, BEING A RESUBDIVISION OF PARTS OF BLOCKS 1, 2, 3, 6, 7, 8, 9 AND 10 AND VACATED STREETS IN HOWIE ON THE HILLS UNIT NUMBER 1, SUBDIVISION IN SECTION 19, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 02-19-221-043-0000

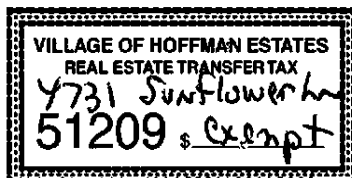
Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 02-19-221-043-0000  
Address(es) of Real Estate: 4731 Sunflower Lane, Hoffman Estates, IL 60192

EXEMPT UNDER PROVISIONS OF  
Paragraph E Section 31-45  
Property Tax Code:

7/7/20  
Date

*Edmund [Signature]*  
Buyer, Seller or Representative



### AL ESTATE TRANSFER TAX

16-Oct-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

02-19-221-043-0000 | 20200901612842 | 0-698-482-144

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Dated this 7 day of July, 2020  
Cesar Sanchez signing as attorney in fact for Mykola Prokopiiv Cesar Sanchez signing as attorney in fact for Galyna Prokopiiv

MYKOLA PROKOPIV

Cesar Sanchez  
NADIYA SEMYANIV

GALYNA PROKOPIV

IVP  
IVAN PROKOPIV

State of Illinois, County of Cook ss.

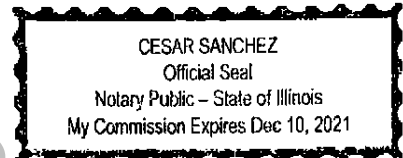
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MYKOLA PROKOPIV, GALYNA PROKOPIV, NADIYA SEMYANIV, AND IVAN PROKOPIV** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day 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.

Given under my hand and official seal this 07 day of July, 2020

Cesar Sanchez (Notary Public)

After Recording, Return To:

National Title Solutions, Inc.  
3550 Hobson Rd. Suite 101  
Woodridge, IL 60517



Prepared By:

Meghan Stokes  
Law Office of Meghan Stokes LLC  
3452 N Kolmar Ave.  
Chicago, IL 60641

Mail Tax Bill(s) To:

Nadiya Semyaniv  
4731 Sunflower Lane  
Hoffman Estates, IL 60192

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY (65 ILCS 5/2-5020 (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: 7/7/20

SIGNATURE: Audrey Bress  
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:

By the said (Name of Grantor):

On this date of: 12/23/20

NOTARY SIGNATURE: \_\_\_\_\_

Raymond Manuel

SEEK NOTARY STAMP BELOW

OFFICIAL SEAL  
RAYMOND MANUEL  
NOTARY PUBLIC, STATE OF ILLINOIS  
WILL COUNTY  
MY COMMISSION EXPIRES 03/06/2022

### 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: 7/7/20

SIGNATURE: Audrey Bress  
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:

By the said (Name of Grantee):

On this date of: 12/23/20

NOTARY SIGNATURE: \_\_\_\_\_

Raymond Manuel

SEEK NOTARY STAMP BELOW

OFFICIAL SEAL  
RAYMOND MANUEL  
NOTARY PUBLIC, STATE OF ILLINOIS  
WILL COUNTY  
MY COMMISSION EXPIRES 03/06/2022

**CRIMINAL LIABILITY NOTICE**

Pursuant to Section 65 ILCS 5/2-5020(a)(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: (65 ILCS 200/Art. 21)

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## **EXHIBIT "A"** **Property Description**

**Closing Date:** July 7, 2020

**Borrower(s):** Nadiya Semyaniv

**Property Address:** 4731 Sunflower Lane, Hoffman Estates, IL 60192

**PROPERTY DESCRIPTION:**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS TO WIT:

LOT 11 IN BLOCK 4 IN MEADOW WALK, BEING A RESUBDIVISION OF PARTS OF BLOCKS 1, 2, 3, 6, 7, 8, 9 AND 10 AND VACATED STREETS IN HOWIE ON THE HILLS UNIT NUMBER 1, SUBDIVISION IN SECTION 19, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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