

UNOFFICIAL COPY

Doc#. 2107742071 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/18/2021 11:17 AM Pg: 1 of 5

Prepared By:

Gene Meltser, Esq
Meltser Law Group
3100 Dundee Rd, Ste 915
Northbrook, IL 60062

Dec ID 20210201651396
ST/CO Stamp 0-440-843-280

Return To:

Ivan Dashenych
383 Covington Terrace #383
Buffalo Grove, IL 60089

CAMBRIDGE TITLE COMPANY
3100 Dundee Road, Suite 406
Northbrook, IL 60062

QUIT CLAIM DEED

Covington

LEGAL DESCRIPTION

UNIT 6-5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COVINGTON MANOR CONDOMINIUM AS DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NO. 27412916, AS AMENDED FROM TIME TO TIME, IN PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 383 COVINGTON TERRACE, #383, BUFFALO GROVE, ILLINOIS 60089

Permanent Index No.: 03-18-201-038-1033

UNOFFICIAL COPY

QUIT CLAIM DEED

CAMBRIDGE TITLE COMPANY
3100 Dundee Road, Suite 406
Northbrook, IL 60062

383 Covington

THE GRANTOR, **YAROSLAV PARFAN** and **IVAN DASHENYCH** of COOK County, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid,

CONVEY and QUIT CLAIM to **IVAN DASHENYCH**, a single man, all interest in the following described Real Estate situated in the COOK County of the State of Illinois, to wit:

SEE ATTACHED

TO HAVE AND TO HOLD said premises forever, subject to Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, instalments not due at the date hereof of any special tax or assessment for improvements heretofore completed, general taxes for the years 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number: 03-08-201-038-1033

Address of Real Estate: 383 Covington Terrace, # 383, Buffalo Grove, IL 60089

Dated this 19th day of February, 2021



YAROSLAV PARFAN



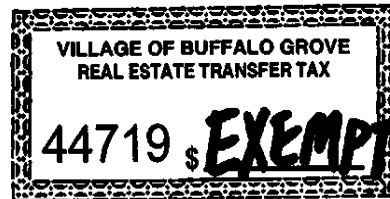
IVAN DASHENYCH



EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E
SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT



02/19/2021

IVAN DASHENYCH



REAL ESTATE TRANSFER TAX		26-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **YAROSLAV PARFAN and IVAN DASHENYCH** are personally known to me to be the same persons whose names 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 22th day of February, 2021



Oksana Malinich
Notary Public

Prepared By: GENE MELTSER, ESQ.
MELTSER LAW GROUP
3100 DUNDEE ROAD
STE 915
NORTHBROOK, IL 60062

State of Illinois
County of Cook
Signed and attested before me on 2/22/21 (date) by Yaroslav Parfan
(name/s of person/s).
Oksana Malinich
(Signature of Notary Public)

Mail To: IVAN DASHENYCH
383 Covington Terrace, # 383
Buffalo Grove, IL 60089

State Illinois
County Cook
Signed and attested before me on 2/22/21 (date) by Ivan Dashenych
(name/s of person/s).
Oksana Malinich
(Signature of Notary Public)

Name & Address of Taxpayer:
IVAN DASHENYCH
383 Covington Terrace, # 383
Buffalo Grove, IL 60089

UNOFFICIAL COPY

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: 02 | 12 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

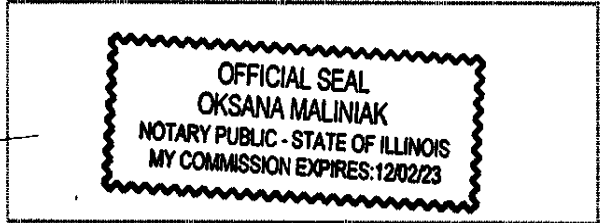
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Yaraslov Porfan

On this date of: 02 | 12 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 02 | 12 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

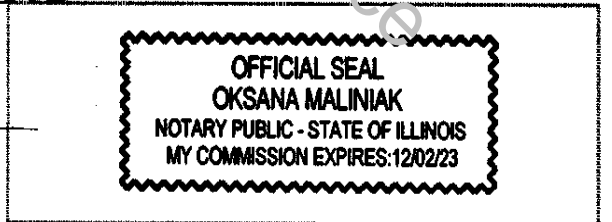
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Ivan Dashenych

On this date of: 02 | 12 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)

UNOFFICIAL COPY

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: 02 | 12 | 2024

SIGNATURE: [Signature]
GRANTOR or AGENT

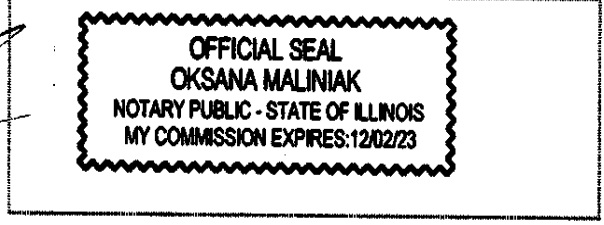
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Wojciech Parfan AFFIX NOTARY STAMP BELOW

On this date of: 02 | 12 | 2024

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: _____, 20

SIGNATURE: _____
GRANTEE or AGENT

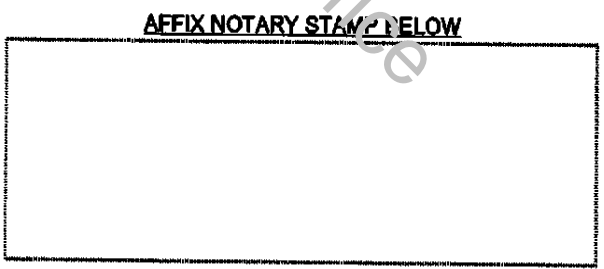
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): _____

On this date of: _____, 20

NOTARY 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)**)