

# UNOFFICIAL COPY

Doc#: 2111001258 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/20/2021 09:39 AM Pg: 1 of 5

2109235 IL/RTC

## QUITCLAIM DEED

Dec ID 20210401695089  
ST/CO Stamp 0-261-404-176  
City Stamp 2-146-620-944

**GRANTOR, MARK SOSNOV and KLAVDIYA SOSNOVA, husband and wife, whose address is 163 West Division Street, Apt. 208, Chicago, IL 60610 and ALEX SOSNOV, a married man, who took title as a single man, whose address is 221 W Geneva Ave., Elmhurst IL 60126 (herein, "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, ALEX SOSNOV, a married man (herein, "Grantee"), whose address is 221 W Geneva Ave., Elmhurst IL 60126, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:**

**SEE EXHIBIT A ATTACHED HERETO.**

**Property Address: 163 West Division Street, Apt. 208, Chicago, IL 60610**

**Permanent Index Number: 17-04-404-026-1014**

**Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.**

**EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100**

**To have and to hold said premises forever.**

**When recorded return to:**

ALEX SOSNOV  
221 W GENEVA AVE.,  
ELMHURST IL 60126 *LSX*

**Send subsequent tax bills to:**

ALEX SOSNOV  
221 W GENEVA AVE.,  
ELMHURST IL 60126

**This instrument prepared by:**

LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

# UNOFFICIAL COPY

Dated this 24<sup>th</sup> day of March, 2021.

GRANTOR

M. Sosnov

Mark Sosnov

STATE OF Illinois  
COUNTY OF LAKE

03-24-2021  
VESNA BULAJA

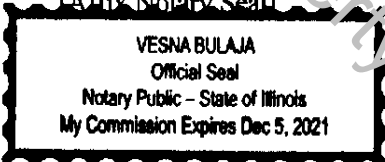
This instrument was acknowledged before me on 03-24-2021 by Mark Sosnov.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: VESNA BULAJA

My commission expires: Dec 5, 2021.



GRANTOR

Klavdiya Sosnova

Klavdiya Sosnova

STATE OF Illinois  
COUNTY OF LAKE

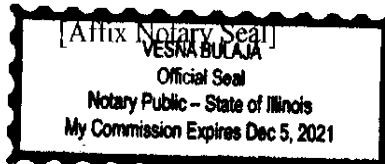
This instrument was acknowledged before me on 03-24-2021 by Klavdiya Sosnova.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: VESNA BULAJA

My commission expires: Dec 5, 2021.



# UNOFFICIAL COPY

GRANTOR

*Alex Sosnov*  
Alex Sosnov

STATE OF IL  
COUNTY OF DuPage

This instrument was acknowledged before me on 3/25/2021, by Alex Sosnov.

[Affix Notary Seal] Notary Signature: *Peter Pauletta*  
Printed name: Peter Pauletta  
My commission expires: 1/28/2024



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -  
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

*Alex Sosnov* 3/25/21  
Signature of Buyer/Seller/Representative Date

County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

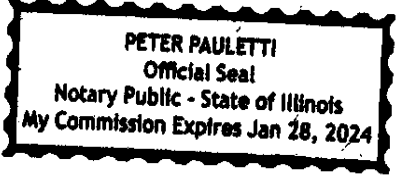
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 3/15/2021

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 26 day of March, 2021.

Notary Public [Signature]



The grantee or his/her agent affirms that, to the best of his/her 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: 3/25/2021

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 26 day of March, 2021.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

# UNOFFICIAL COPY

## EXHIBIT A

### [Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNIT 208 IN DIVISION COURT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 THROUGH 9, BOTH INCLUSIVE AND LOT 10 (EXCEPT THE SOUTH 12.83 FEET OF SAID LOT) IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26220772 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

This property is NOT the homestead real property of grantor.

*The parties herein confirm and agree by their signature above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*