

# UNOFFICIAL COPY

**Quit Claim Deed**  
Statutory (Illinois)  
Individual to Corporation

Doc#: 2113807065 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/18/2021 05:38 AM Pg: 1 of 5

The GRANTOR,

Dec ID 20210501626995

**YAROSLAV SONEVYTSKY**, married to  
Olga Birkus,

City Stamp 1-924-223-248

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten & 00/100 Dollars, in hand paid, CONVEYS and QUIT CLAIMS to

**YAROSLAV SONEVYTSKY and OLGA BIRKUS**, husband and wife

not as tenants in common and not as joint tenants with rights of survivorship butn as tenants by the entirety the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Exempt under provisions of Paragraph (1)  
Section 4, of the Real Estate Transfer Tax Act.

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) (1) of Section 200.1-2B6 of said Ordinance.

5-10-21

Date

P. Lucas  
Attorney Representative

5-10-21

Date

P. Lucas  
Buyer, Seller or Representative

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Real estate taxes for 2020 and thereafter.

Permanent Real Estate Index Number(s): 16-01-430-012-1001 and 16-01-430-012-1015

Address(es) of Real Estate: 2408 W. Rice St., Units 201 and P3, Chicago, Illinois 60622

Dated this 10<sup>th</sup> day of May, 2021

Yaroslav Sonevitsky  
YAROSLAV SONEVYTSKY

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State of Illinois     )  
                                   )  
 County of Cook     )     ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

**YAROSLAV SONEVYTSKY**

personally known to me to be the same person whose names is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed 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 10<sup>th</sup> day of May, 2021.

Commission expires: 12-8-22

  
 \_\_\_\_\_  
 Notary Public



This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

Mail to:

Paul J. Kulas  
 2329 W. Chicago Ave.  
 Chicago, IL 60622

Send subsequent tax bills to:


Yaroslav Sonevytsky  
 2408 W. Rice, Apt. 201  
 Chicago, IL 60622

Property of Cook County Clerk's Office

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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

REAL ESTATE TRANSFER TAX	12-May-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-01-430-012-1001 | 20210501626995 | 1-924-223-248

\* Total does not include any applicable penalty or interest due.

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## LEGAL DESCRIPTION

UNITS 201 AND P3 IN 2408 W. RICE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 10 FEET OF LOT 26 AND ALL OF LOTS 27, 28, 29 AND 30 IN BLOCK 3 IN THE SUBDIVISION OF THE NORTH  $\frac{3}{4}$  OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID PREMISES LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH EAST LINE OF SAID SECTION 1 CONVEYED TO THE CITY OF CHICAGO FOR WIDENING WESTERN AVENUE BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 10713923) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 28, 2009 AS DOCUMENT NUMBER 0905818124, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PIN NOS: 16-01-430-012-1001 AND 16-01-430-012-1015

Property commonly known as: 2408 W. Rice St., Units 201 and P3  
Chicago, IL 60622

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

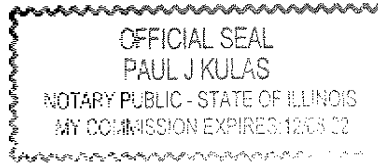
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: May 10, 2021

Signature: X Yaroslav Suptok  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor/Agent this  
10 day of May, 2021.

Notary Public Paul J. Kulas



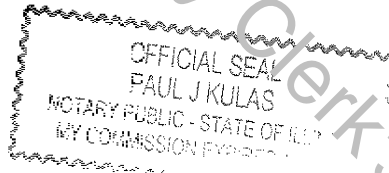
The grantee of his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorize to do business or acquire and hold title to real estate in Illinois, 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 Illinois.

Dated: May 10, 2021.

Signature: X Yaroslav Suptok  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee/Agent this  
10 day of May, 2021.

Notary Public Paul J. Kulas



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 Tax Act.)