



Doc# 2121046036 Fee \$88.00

QUIT CLAIM DEED

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/29/2021 01:23 PM PG: 1 OF 3

ILLINOIS

Individuals to Individuals

The GRANTOR(S), Anatoly Ovoshchnikov and Natalia E Ovoshchnikova, Husband and Wife, As Tenants By The Entirety of 1606 Pennsbury Ct., Apt. C2, Wheeling, IL 60090 State of Illinois, County of Cook for and in consideration of TEN DOLLARS AND NO/100 (10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to GRANTEE(S), Anatoly Ovoshchnikov and Natalia E. Ovoshchnikova husband and wife and Denis A Ovoshchnikov, a single man of 1606 Pennsbury Ct., Apt C2, Wheeling, IL 60090 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit;

UNIT NO., 1-3-R-C-2 IN THE ARLINGTON CLUB CONDOMINIUM AS DELINEATED ON THE SURVEY OF APORTION OF THE FOLLOWING DESCRIBED REAL ESTATE: THE FINAL PLAT OF THE ARLINGTON CLUB UNIT 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED 10/31/1998 AS DOCUMENT 85202703 AND CERTIFICATE OF CORRECTION RECORDED 04/01/1986 AS DOCUMENT 86523061 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED 04/11/1985 AND KNOWN AS TRUST NO. 44050 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS ON 06/17/1986 AS DOCUMENT NUMBER 86245994 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEDED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (1) real estate taxes for the year 2nd Inst 2020 and subsequent years; (2) covenants conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property. Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of the State of Illinois.

PERMANENT INDEX NUMBER: 03-04-302-037-1042

REAL ESTATE TRANSFER TAX

29-Jul-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00



Real Estate Transfer Approved
Initials: MC Date: 7/29/21
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE



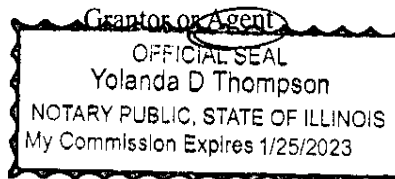
# UNOFFICIAL COPY

## 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 5/21/21 Signature: [Signature]

Subscribed and sworn to before me  
by the said Agent  
dated 5/21/21

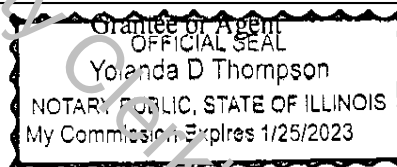


Notary Public [Signature]

The grantee or 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, 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 5/21/21 Signature: [Signature]

Subscribed and sworn to before me  
by the said Agent  
dated 5/21/21



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**