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QUIT CLAIM DEED

ILLINOIS
Individuals to Individuals

Doc# 2121046036 Fee \$88.00

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

VALID FOR A PERSOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

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 600°C State of Illinois, County of Cook for and in consideration of TEN DOLLARS AND NO/100 (12.00) 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 C... 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 FAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAG EOF WHEELING, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED 10/31/1998 AS DOCUMENT 35202703 AND CERTIFICATE OF CORRECTION RECORDED 04/01/1986 AS DOCUMENT 66323061 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 17,UST 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 O 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 TILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL FLEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET SUCH AMENDED DECLARATIONS WHICH PERCENTACE FORTH IN AUTOMATICALLY BE DEEDED TO BE CONVEYED EFFECTIVE ON THE RECURING 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

AL ESTATE	TRANSFER T	'AX	29-Jul-2021
		COUNTY:	0.00
	(SEC)	ILLINOIS:	0.00
		TOTAL:	0.00
03-04-302-037-1042		20210601673721	1-637-731-088

2121046036 Page: 2 of 3

UNOFFICIAL COPY

ADDRESS OF REAL ESTATE: 1606 Penn	isbury Ct., Apt C2, Wheeling, IL 60090
Dated: May 21, 2021.	2
Mhosel	Otou -
Anatoly Ovoslehnikov	Natalia E Ovoshchnikova
STATE OF ILLINOIS)	
	SS
COUNTY OF Cook)	
Ox	
I, the undergrand Notary, a Notary aforesaid do hereby certify that Anatoly O	y Public in and for said County, in the State voshchnikov and Natalia E Ovoshchnikova
Husband and Wife are personally known to	o me to be the same person(s) whose names are
subscribed to the foregoing insurur ent, that	they appeared before me this day in person and delivered said instrument as their free and
voluntary act, for the uses and purp is sther	rein forth.
GIVEN under my hand and official	earl this 21st day of May 2021
Olyky under my hand and omera-	Seal, this 21 day of May, 2021.
	OFFICIAL SEAL
NOTARY PUBLIC	Yor ida D Thompson NOTARY PUPLIC, STATE OF ILLINOIS
	My Commission Expires 1/25/2023
EXEMPT UNDER PROVISION OF PARA	AGRAPH E SECTION 21 – 45, REAL
ESTATE TRANSFER TAX LAW	Tio
Detai May 21 (2021	
Date: May 21, 2021.	
Cincolum of Dayon Sollon or Danracontative	
Signature of Buyer, Seller or Representative	
•	
AFTER RECORDING MAIL TO:	SEND SUBSEQUENT TAX BILLS TO: Anatoly Ovoshchnikov & Denis A Ovoshchnikov
Executive Land Title, Inc. 7794 N Milwaukee Ave.	1606 Pennsbury Ct., Apt C2
Niles IL 60714	Wheeling, IL 60090

DEED PREPARED BY:

Executive Land Title, Inc. 7794 N Milwaukee Ave., Niles, IL 60714

2121046036 Page: 3 of 3

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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 $5/21/2/$ Sign	
Dated Sig	nature:
	Grantor or Agent
a OA	OFFICIAL SEAL Yolanda D Thompson
Subscribed an a sworn to before me	NOTARY PUBLIC, STATE OF ILLINOIS
by the said	My Commission Expires 1/25/2023
dated Olovitor	2000 1720/2020
Notary Public	
	•
The grantee or his agent affirms and verifie	s that the name of the grantee shown on the deed or
	ist is either a natural person, an Illinois corporation or
	es or acquire and hold title to real estate in Illinois, a
	quire and hold title to real estate in Illinois, or other
•	to do business or acquire title to real estate under the
laws of the State of Illinois.	
Klaylay	Yh-
Dated Sig	nature:
	Chantee or Agent
	OFFICIAL SEAL
Subscribed and sworn to before me	Yolanda D Thompson NOTARY, FUBLIC, STATE OF ILLINOIS
by the said HOVENT,	My Commission Expires 1/25/2023
dated 5/217/	
	0,0
Notary Public //	
71 0	$\bigcup_{x_{-}}$
Note: Any person who knowingly submits	a false statement concerning the identity of a grantee
	or the first offense and of a Class A misdemea 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.