

QUIT CLAIM DEED  
ILLINOIS STATUTORY

UNOFFICIAL COPY



Doc# 2125319015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/10/2021 03:13 PM PG: 1 OF 3

THE GRANTOR(S), XENIYA KORIKOVA, unmarried woman, of the Village of Arlington Heights, Illinois 60005, County of COOK, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and QUITCLAIM(S) to

ANASTASIA OGNEV, married woman,  
and ARTEM OGNEV, single man,

of the State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 25A IN THE ROSEWOOD NORTH CONDOMINIUM TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25168929 AS AMENDED FROM TIME TO TIME IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises as Joint Tenants with the rights of survivorship and NOT AS Tenants by the Entirety and NOT AS Tenants in Common.

Permanent Real Estate Index Number(s): 02-01-201-020-1061  
Commonly known as: 2207 Nichols Road, Unit 25A, Arlington Heights, IL 60005

DATED this 19 day of April, 2021

XENIYA KORIKOVA

**UNOFFICIAL COPY**

Exempt under the Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. D.

Dated: 09/19/2021 Sign: *[Signature]*STATE OF New York, COUNTY OF Tompkins ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that XENIYA KORIKOVA personally known to me to be the same person(s) whose name(s) 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, if any.

Given under my hand and official seal, this 19 day of April, 2021

JESSICA L. HALL  
Notary Public, State of New York  
No. 01HA6401119  
Qualified in Tompkins County  
Commission Expires Dec. 2, 2023

*[Signature]*  
Notary Public

Prepared by: Xeniya Korikova  
2207 Nichols Road, Unit 25A  
Arlington Heights, IL 60005

**SEND SUBSEQUENT TAX BILLS TO:**

Anastasia Ognev  
Artem Ognev  
2207 Nichols Road, Unit 25A  
Arlington Heights, IL 60005

**Mail to:**

Anastasia Ognev  
Artem Ognev  
~~2207 Nichols Road, Unit 25A~~  
~~Arlington Heights, IL 60005~~  
286 12th Street  
Wheeling, IL 60090

**REAL ESTATE TRANSFER TAX**

10-Sep-2021



COUNTY:	26.50
ILLINOIS:	53.00
TOTAL:	79.50

02-01-201-020-1061

| 20210901669064 | 0-671-817-488

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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 04/19/2021

Signature *[Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said XENIA KORIKOVA affiant  
this 19th day of April, 2021

Notary Public *Jessica L. Hall*

JESSICA L. HALL  
Notary Public, State of New York  
No. 01HA6401119  
Qualified in Tompkins County  
Commission Expires Dec. 2, 2023

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 and hold title to real estate under the laws of the State of Illinois.

Dated 04/28/21

Signature *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said ARTEM OGNEV affiant  
this 28<sup>th</sup> day of APRIL, 2021

Notary Public *Andrew Shevelev*



Note: Any person who knowingly submits a false statement concerning the identity of the 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.)