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QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2127128514 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2021 03:27 PM Pg: 1 of 5

Dec ID 20210901683747
ST/CO Stamp 1-295-605-904
City Stamp 1-896-243-344

21-2103 1 of 2

THE GRANTOR(S), **3017 N. CHRISTIANA, INC.**, an Illinois Corporation, of the City of Chicago, Illinois 60618, 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

VOLODYMYR AVHUSTYN and KSENIYA AVHUSTYN, husband and wife,

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:

LOT 31 IN BLOCK 14 IN AVONDALLE. BEING PHILPOT'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, AND LOTS 1, 2, 5 AND 6 OF BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

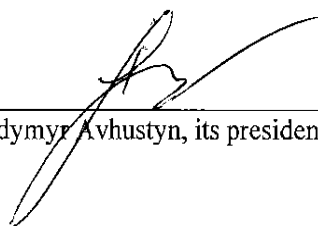
SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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 Tenants by the Entirety and NOT AS Joint Tenants and NOT AS Tenants in Common.

Permanent Real Estate Index Number(s): 13-26-211-016-0000
Address of Real Estate: 3017 N. Christiana Avenue, Chicago, IL 60618

DATED this 2nd day of Sept, 2021.

3017 N. CHRISTIANA, INC.

By: 
Volodymyr Avhustyn, its president and sole shareholder

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

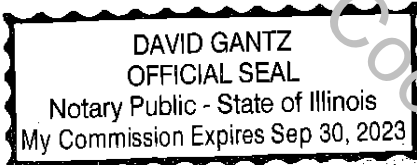
Dated: 09.02.21

Sign. [Signature]

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Volodymyr Avhustyn, President of 3017 N. CHRISTIANA, INC., an Illinois Corporation, 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 2nd day of Sept, 2021.



[Signature]
Notary Public

Prepared by: Volodymyr Avgustyn
3017 N. Cristiana Avenue
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Volodymyr Avgustyn
3017 N. Christiana Avenue
Chicago, IL 60618

Mail to:

Volodymyr Avgustyn
3017 N. Christiana Avenue
Chicago, IL 60618

Exempt under 35 ILCS 200/31-45 paragraph E

Section 4, Real Estate Transfer Act

Date: Sept 21, 2021

[Signature]
Signature of Buyer, Seller or Representative

as agent

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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.

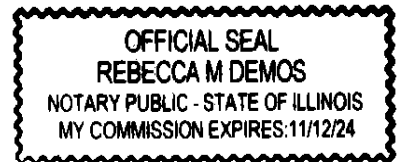
Dated ~~08/14/2021~~ 9/2/21

Signature _____

Grantor or Agent

Subscribed and sworn to before me by the said VOLODYMYR AVHUSTYN affiant this 2nd day of Sept 2021

Notary Public _____



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 ~~08/14/2021~~ 9/2/21

Signature _____

Grantee or Agent

Subscribed and sworn to before me by the said VOLODYMYR AVHUSTYN affiant this 2nd day of Sept 2021

Notary Public _____



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.)

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13-26-211-016-0000

20210901683747

1-295-605-904

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

Property of Cook County Clerk's Office

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13-26-211-016-0000 | 20210901683747 | 1-896-243-344
Total does not include any applicable penalty or interest due.

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

Property of Cook County Clerk's Office