## **UNOFFICIAL COPY**

Doc#. 2132212046 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/18/2021 11:23 AM Pg: 1 of 5

Dec ID 20211101642760

#### **QUIT CLAIM DEED**

THIS INDENTURE
WITNESSTH, that the grantor, Elena
Kunin, a widow, of the Village of
Antioch, County of Lake, State of
Illinois, and Ilya Kunin, a married
man, of the City of Chicago, County
of Cook, State of Illinois, as Heirs at
Law of Boris Kunin, Deceased, for
and in consideration of TEN &
00/100 DOLLAR'S, and other good
and valuable consideration in hand
paid, CONVEY and QUIT CLAIM
to:

### Oleg Kunin and Yanina Vaysn an, husband and wife as Tenants by entirety,

of the Village of Glenview, County of Cock, State of IL, the following described real estate situated in Cook County in the State of IL, to wit:

UNIT NUMBER 1101-11 IN BRIAR TRACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: IN SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AS DEPICTED AND DESCRIBED ON THE PLAT OF SURVEY WITCH PLAT OF SURVEY IS ATTACHED AS "EXHIBIT A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 8, 2002 AS DOCUMENT NUMBER 0318903010, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMOM ELEMENTS.

See Exhibit A attached hereto and made a part hereof

Subject to: Covenants, conditions, and restrictions of record and building lines and ensements, if any, provided they do not interfere with the current use and enjoyment of the Real Estree and general real estate taxes not yet due and payable at the time of closing

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not a homestead property of the grantors and does not require a signature of the grantor's spouse.

Permanent Tax ID No.: 08-15-402-025-1011

Address of Real Estate: 1101 E Algonquin Rd, Unit 11, Arlington Heights, IL, 60005

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## **UNOFFICIAL COPY**

In	Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this	4	day
of_	NOWM BER, 2021		uay

Elena Kunin, Heir at Law of

Clena Trumin

Boris Kunin, Deceased

State of Illinois

**S**5

County of Cook )

The undersigned as a Notary Public in and for said County, in the State aforesaid, do hereby certify that Elena Kunin, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this \_\_\_\_ day or

\_\_day c 1/10 vem 1/2021.

(Notary Public)

(SEAL)

\*OFFICIAL SEAL"
ALLA AIZER SERG
Notery Public, State of Illinois

Notary Public, State of Illinois
My Commission Expires 11/29/2022

# **UNOFFICIAL COPY**

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 24th day of 0ctober, 2021							
If the							
Ilya Kunin, Heir at Law of							
Boris Kunin, Deceased.							
State of Illinois							
County of Cook)							
The undersigned as a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ilya Kunin, personally known to me to be the same persons whose name 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, including the release and waiver of the right of homestead.							
Given under my hand and notarial seal, this 241? Cay of OCTOBEK							
PAULINA SAMBOR Official Seal Notary Public - State of Illinois My Commission Expires Oct 16, 2022  (Notary Public) (SEAL)							
——————————————————————————————————————							
Mail to Preparer:	Send Future Tax Bills to						
Heartland Law Firm	Olog Vymin and Vania V						
1545 Waukegan Rd, Suite 2-9	Oleg Kunin and Yanina Vaysman						
Glenview, Illinois 60025	2306 Lily Lane Glenview, IL 60026						

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date Representative

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#### **EXHIBIT A**

#### LEGAL DESCRIPTION

#### PARCEL 1:

THE WEST 130 FT. AS MEASURED AT RIGHT ANGLES, TO THE WEST LINE THEREOF, OF THAT PART OF A TRACT OF LANF DESCRIBED AS: THE EAST 33 RODS (EXCEPT THE EAST 33 FEET THEREOF), OF THE WEST 48 RODS, LYING SOUTH OF THE SOUTHESTERLY LINE OF ALGONQUIN ROAD (AS DEDICATED BY DOCUMENT NUMBER 11195781, RECORDED FEBRUARY 2, 1933). OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES. TO THE WEST LINE OF SAID TRACT, FROM A POINT ON SAID WEST LINE, 340.41 FEET, NORTH OF THE SOUTH WEST CORNER OF SAID TRACT, IN COOK COUNTY ILLINOIS PARCEL 2:

THE WEST 130 FELT. AS MEASURED AT RIGHT ANGLES. TO THE WEST LINE THEREOF, OF THAT "AR "OF A TRACT OF LAND DESCRIBED AS; THE EAST 33 RODS (EXCEPT THE EAST 33 FEET PHEREOF). OF THE WEST 48 RODS, LYING SOUTH OF THE SOUTHWESTERLY LINF OF ALGONQUIN ROAD (AS DEDICATED BY DOCUMENT NUMBER 1119578), RECORDED FIBRUARY 2, 1933), OF THE SOUTH EAST % OF SECTION 15 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINF, DRACN AT RIGHT ANGLES, TO THE WEST LINE OF SAID TRACT, FROM A POINT O'T SAID WEST LINE, 340.41 FEET, NORTH OF THE WEST CORNER OF SAID TRACT; ALL IN-TOOK COUNTY, ILLINOIS PARCEL 3:

THE EAST 251.5 FEET, OF THE WEST 381.5 FEET, AS MEASURED AT RIGHT ANGLES, TO THE WEST LINE THEREOF; THAT PART OF A TRACT OF LAND. DESCRIBED AS: THE EAST 33 RODS (EXCEPT THE EAST 33 FEET THEREOF), OF THE WEST 48 RODS, LYING SOUTH OF THE SOUTHEASTER', YIL NE OF ALGONQUIN ROAD (AS DEDICATED BY DOCUMENT NUMBER 11195781, RECORDED FEBRUARY 2, 1933). OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 41 NORT, I RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A L NF, DRAWN AT RIGHT ANGLES. TO THE WEST LINE, OF SAID TRACT, FROM A POINT ON SAID WEST LINE, 340.41 FEET, NORTH OF THE SOUTH WEST CORNER OF SAID ABOVET CACT. IN COOK COUNTY, ILLINOIS

ALL THAT PART (EXCEPT THE WEST 381.5 FEET, AS MEASURED AT RIGHT ANGLES, TO THE WEST LINE THEREOF) OF A TRACT OF LAND DESCRIBED AS: THE EAST 33 RODS (EXCEPT THE EAST 33 FEET THEREOF), OF THE WEST 48 RODS, LYING SOUTH OF THE SOUTHEASTERLY LINE OF ALGONQUIN ROAD (AS DEDICATED BY DOCUMENT NUMBER 11195781, RECORDED FEBRUARY 2, 1933), OF THE SOUTH EAST ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE, DRAWN AT RIGHT ANGLES, TO THE WEST LINE OF SAID TRACT, FROM A POINT OF SAID WEST LINE, 340.41 FEET, NORTH OF THE SOUTH WEST CORNER OF SAID TRACT. AND LYING NORTH OF A LINE, DRAWN AT RIGHT ANGLES. TO THE EAST LINE OF SAID TRACT, FROM A POINT ON SAID EAST LINE, 77 FEET, NORTH OF THE SOUTH EAST CORNER, OF SAID TRACT, ALL IN-COOK COUNTY, ILLINOIS PARCEL 5:

ALL THAT PART (EXCEPT THE WEST 130 FEET, AS MEASURED AT RIGHT ANGLES.
TO THE WEST LINE THEREOF) OF A TRACT OF LAND. DESCRIBED AS: THE EAST 33
RODS THEREOF (EXCEPT THE EAST 33 FEET THEREOF). OF THE WEST 48 RODS.
LYING SOUTH OF THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD (AS DEDICATED
BY DOCUMENT NUMBER 11195781, RECORDED FEBRUARY 2, 1933), AND LYING
NORTH OF A LINE. DRAWN AT RIGHT ANGLES. TO THE WEST LINE OF SAID TRACT.
FROM A POINT ON SAID WEST LINE, 340.41 FEET, NORTH OF THE SOUTH WEST CORNER OF SAID TRACT, BEING IN THE
SOUTH EAST 1/4 OF SECTION 15.

750/1/C0

TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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## **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.

authorized to do business of acquire tide to	real estate under the	laws of the State of Illinois.
Date: 11-12-2021	Signature:	Grantor or Agent
SUBSCRIBED and SWORN before me this day of	Novem be	C 20 21
Notary Public	<b>&gt;</b>	SIMONA ATANASSOVA OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires January 19, 2025
to do business or acquire and hold title to re	natural person, an Illin Sai astate in Illinois, a ther entity recognized	the grantee shown on the deed or assignment of nois corporation or foreign corporation authorized partnership authorized to do business or acquire d as a person and authorized to do business or
Date: 11-12-2021	erutsugi?	Grantee or Agent
SUBSCRIBED and SWORN before me this day of	November	20 21
Notary Public		SIMONA ATANASSOVA CFFICIAL SEAL Notary Public State of Illinois My Conmission Expires

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 a Class A misdemeanor for subsequent offenses.

January 19 2026

[Attached to deed or ABI to be recorded in the County of Cook in the State of Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]