

UNOFFICIAL COPY

Doc#. 2132212046 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/18/2021 11:23 AM Pg: 1 of 5

QUIT CLAIM DEED

Dec ID 20211101642760

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 DOLLARS, 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 Cook, 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 WHICH 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 easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, 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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In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 4 day of NOVEMBER, 2021

Elena Kunin

Elena Kunin, Heir at Law of
Boris Kunin, Deceased

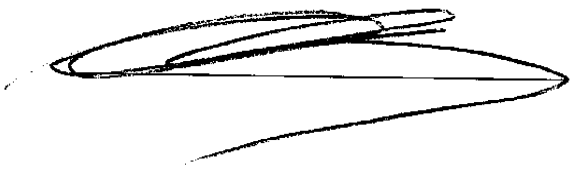
State of Illinois)

) SS

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 4 day of November, 2021.



(Notary Public)

(SEAL)



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 130 FEET, AS MEASURED AT RIGHT ANGLES, TO THE WEST LINE THEREOF, OF 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 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 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 FEET, AS MEASURED AT RIGHT ANGLES, TO THE WEST LINE THEREOF, OF 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 SOUTHWESTERLY 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 ON SAID WEST LINE, 340.41 FEET, NORTH OF THE WEST CORNER OF SAID TRACT, ALL IN COOK 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 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 ON SAID WEST LINE, 340.41 FEET, NORTH OF THE SOUTH WEST CORNER OF SAID ABOVE TRACT, IN COOK COUNTY, ILLINOIS

PARCEL 4:

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 ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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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.

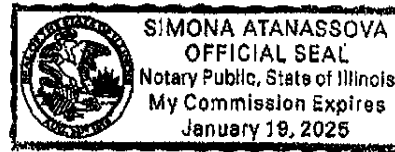
Date: 11-12-2021

Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN before me
this 12th day of November 20 21

[Signature]

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

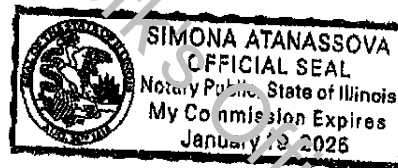
Date: 11-12-2021

Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN before me
this 12th day of November 20 21

[Signature]

Notary Public



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.

[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.]