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Doc#: 2135704147 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2021 08:52 AM Pg: 1 of 5

Dec ID 20211201679645

Commitment Number: 27717382
Seller's Loan Number: 6025185125

This instrument prepared by: **Koss M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,**
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

MY DEC ID# 20211201679645

Mail Tax Statements To: **Simon Adanin: 700 Greenwood Road, Northbrook, IL 60062**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04-04-302-017-0000

QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Yelena K. Adanin, married, whose mailing address is **700 Greenwood Road, Northbrook, IL 60062,** hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Simon Adanin, married,** hereinafter grantee, whose tax mailing address is **700 Greenwood Road, Northbrook, IL 60062,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 17 in Oliver Salinger and Company's Dundee road acres, being a Subdivision of the East 36 rods of the West 74 rods of the South 120 rods of the Southwest 1/4 of Section 4, Township 42 North, Range 12, East of the third principal meridian, in Cook County, Illinois.

Property Address is: 700 Greenwood Road, Northbrook, IL 60062

Prior instrument reference: **1613422166**

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

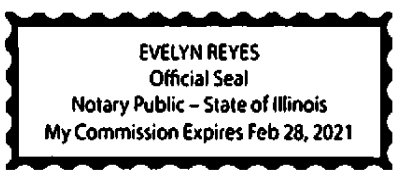
Executed by the undersigned on February 22, 2021:

Yelena K. Adanin
Yelena K. Adanin

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on February 22, 2021 by Yelena K. Adanin who is personally known to me or has produced IL Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph 35 ILCS 200/31-45(e);, Property Tax Code.

Date: 2/22/2021

S. Allen
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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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 land trust is either a natural person, and 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 February 22, 2021

Evelyn K. Adamin
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Evelyn K Adamin
this 22 day of February,
2021.

NOTARY PUBLIC [Signature]

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 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.

Date February 22, 2021 (SA) (LYA).

S. Adamin
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Simon Adamin
This 22 day of February,
2021.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

