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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 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

249 6291021120120120142

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, No.thbrook, 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, 20 21:
Excepted by the undersigned on, 25
Peleur K, Hannin
Yelena K. Adanin
STATE OF
COUNTY OF COOK
The foregoing instrument was acknowledged before me on February 33, 2031 by
Yelena K. Adanin who is personally known to me or has produced The Company
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.

EVELYN REYES
Official Seal
Notary Public – State of Illinois
My Commission Expires Feb 28, 2021

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: 2/22/2

Topological Of County Clerk's Office Buyer, Seller or Representative

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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 Jebruary 22, 2021	
Signature of Grantor or Agent	EVELYN REYES Official Seal
Subscribed and swom to before Me by the said	Notary Public - State of Illinois My Commission Expires Feb 28, 2021
this 3) day of Friction, 20 31.	
NOTARY PUBLIC 5	

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	(A) (YM).
Signature of Grantee or Agent	Char
Subscribed and sworn to before Me by the said	ઈ ELYN REYES Off c 지 Seal Notary Public = State 교실 Illinois My Commission Expires Felt 28, 2021
20 21 . NOTARY PUBLIC	

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.)

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Plat Act Affidavit

STATE OF)	DOCUMENT NUMBER SS
COUNTY OF	
	A danin, being duly sworn on oath, state that I/We own or are
	of the owner and state that this property 700 Greenwood Road, Northbrook, n violation of the Plat Act, Ch. 765 1LCS 205/1.1(b), as the provisions of this
•	I due to the following allowed exception (Circle the number applicable to the
attached deed):	- Lac to the total of the total

- 1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
- 2. The division of its and blocks of less than I acre in any recorded subdivision which does not involve any new streets or easements of access:
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- 4. The conveyance of parcels of and or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- 5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
- 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
- 7. Conveyance made to correct descriptions in prior conveyances
- 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land
- 10. The conveyance of land does not involve any land division and is described in the same marner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

NOTARY:

(seal)

SUBSCRIBED and SWORN to before me this 21 day of Feb., 2021

EVELYN REYES Official Seal Notary Public – State of Illinois My Commission Expires Feb 28, 2021