

# UNOFFICIAL COPY

Doc#: 2204721259 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/16/2022 11:39 AM Pg: 1 of 3

Dec ID 20220201623633

## ILLINOIS STATUTORY QUIT CLAIM DEED

RETURN TO:

SERGII STEŠTSIUK  
8614 Johnston Rd,  
Burr Ridge, IL 60527

SEND SUBSEQUENT TAX BILLS TO:

SERGII STEŠTSIUK  
8614 Johnston Rd,  
Burr Ridge, IL 60527

Recorder's Stamp

<sup>10324</sup>  
THE GRANTOR ~~10918~~ Canterbury St LLC An Illinois Limited Liability Company, of the Village of Burr Ridge, County of Cook, State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS to SERGII STEŠTSIUK a single man and IAROSLAV PAGNUIK a single man AS JOINT TENANTS of 10324 Caterbury St, Westchester, IL 60154, the following described Real Estate, to wit:

ALL OF LOT 347 AND THE WEST ½ OF LOT 348 IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER IN THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


situated in the Village of Westchester, County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

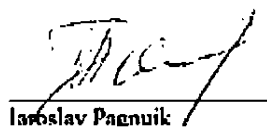
Permanent Tax Identification No.(s): 15-21-118-~~048~~-0000  
Property Address: 10324 Caterbury St, Westchester, IL 60154

### TRANSFER STAMP

Certification of Compliance  
Village of Westchester, Illinois

Dated this 7<sup>th</sup> day of January, 2022.

  
Sergii Steštsiuk (SEAL)

  
Iaroslav Pagnuik (SEAL)

01/25/2022  
CB

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**NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES**

STATE OF ILLINOIS            )  
  )  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that **SERGII STESTSIUK AND IAROSLAV PALAGNUIK** are personally known to me to be the same person(s) whose names 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 the waiver of the right of homestead.

Given under my hand and Notarial seal, this 7th day of January, <sup>2022</sup>2021.



[Signature]  
Notary Public

Impress Seal Here

AFFIX TRANSFER STAMPS ABOVE  
or

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph   e  , Section 4 of said Act.

[Signature]  
Buyer, Seller, or Representative

Date: 1-7 <sup>2022</sup>2020.

Prepared by: James Vachachira  
Abraham Sweeney Vachachira and Joseph  
834 E Rand Road, Suite 3  
Mt. Prospect, IL 60056

Property of Cook County Clerk's Office

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Fidelity National Title Insurance Company

## EXHIBIT A

The Land is described as follows:

ALL OF LOT 347 AND THE WEST ½ OF LOT 348 IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER IN THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 15-21-118-048-0000

Property Address: 10324 Canterbury St, Westchester, IL 60154

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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