INOFFICIAL CO

Doc#. 2227825144 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/05/2022 02:15 PM Pg: 1 of 5

Dec ID 20221001656853 ST/CO Stamp 1-495-576-144

QUIT CLAIM DEED

THE GRANTORS, FRANCISCO CRUZ JR. and TATIANA CRUZ, husband and wife, of the village of Wheeling, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEY AND WARRANT to:

FRANCISCO CRUZ JR of 1359 Glengary Land, Wheeling, IL 60090, TATIANA CRUZ of 1359 Glengary Lane, 'wheeling, IL 60090, and NATALIIA GRABCHUK of 1359 Glengary Lane, Wheeling, IL 60090

the following described Real Estate situated in the County of COOK in the State of Illinois to wit: SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: general real estate taxes not yet are and payable; covenants, conditions and restrictions of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as tenants in common forever.

Property Index Number(s):

03-04-302-037-1075

Address of Real Estate:

1606 QUEENS COURT #D1, WEEELING, IL 60090

Dated this 30 day of S

A CRUZ

STATE OF ILLINOIS

COUNTY OF C

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANCISCO CRUZ JR and TATIANA CRUZ, personally known to me to be the same persons 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 waiver of the right of homestead.

Notary Public, State of Illinois

Given under my hand and official seal, this 20 day of Sphule 2022

Tay Mille

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This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,

Illinois 60062

AFTER RECORDING THIS

INSTRUMENT SHOULD BE SENT TO:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,

Illinois 60062

Send subsequent tax bills to:

FRANCISCO CRUZ JR

1359 Glengary Lane, Wheeling, IL 60090

EXEMPT UNDER THE PROVISION'S OF PARAGRAPH E SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW

DATE

120/22 BY

<u>Tatiano</u>

CRUS

County Clark's Office

LEGAL DESCRIPTION

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number: Property ID: 03-04-302-037-1075

Property Address: 1606 Queens Ct., #D1

Wheeling, IL 60090

Legal Description:

UNIT NO. 1-4-43-R-D-1 IN THE ARLINGTON CLUB CONDOMINIUM AS DELINEATED ON THE SURVEY OF A PORTION OF THE CLLOWING DESCRIBED REAL ESTATE:

THE FINAL PLATS OF THE ARLINGTON CLUB UNIT 1, UNIT 2, UNIT 3 AND UNIT 4 SUBDIVISIONS OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLATS AND CERTIFICATES OF CORRECTIONS THERETO, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1985 AND KNOWN AS TRUST NO. 64050 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, ON JUNE 17, 1986 AS DOCUMENT NUMBER 86245994 TOGETHER WITH THE UNDIVIDED PERCENAGE INTEREST APPLICTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS AMENUED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENUED DECLARATIONS AS THOUGH CONVEYED THEREBY.

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STATEMENT BY GRANTOR AND GRANTEE

The granter 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. Signature: Grantor or Agent Subscribed and sworn to before me 10410 NO By the said "OFFICIAL SEAL" 30. day of Ce mento This DMITRIY MELESHKO **Notary Public** Notary Public, State of Illinois My Commission Expires 12/12/2022 The grantee or his agent affirms and verifies that he 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.

Notary Public, State of Illinois

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 of a Class A misdemeanor for subsequent

Subscribed and sworn to be

By the said

offenses.

Signature:

Grantee or Ager 2

(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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COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
03-04-302-037-1075 | 20221001656853 | 1-495-576-144

Property of Cook County Clerk's Office