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Doc#. 2228441374 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/11/2022 04:21 PM Pg: 1 of 7

Dec ID 20220901636793

Commitment Number: 100840421 Seller's Loan Number: 8200643381

1000 M This instrument prepared by Carlos Del Rio, Esq., 8940 Main Street, Clarence, NY 14031, 866-3004 COU! 333-3081.

After Recording Return To: National Link 1000 Commerce Drive Suite 300 Pittsburgh, PA 15275

Mail Tax Statements To: OLEXANDR ROMANETS and MARYNA ROMANETS: 4225 N Mallard Dr., #4, Arlington Heights, IL 60004

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 03-06-100-018-1008



QUITCLAIM DEED



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

and ALEX **SHABAYEV** LYUDMYLA OLEXANDR ROMANETS, married, IGNATOVYCH, a married couple, whose mailing address is 4225 N Mallard Dr., #4 Arlington Heights, IL 60004, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to OLEXANDR ROMANETS and MARYNA ROMANETS, a married couple, as tenants by the entireties, hereinafter grantees, whose tax mailing address is 4225 N Mallard Dr., #4, Arlington Heights, IL 60004, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

PARCEL 1: UNIT 1906-4 IN PHEASANT TRAIL CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN PHEASANT TRAIL SUBDIVISION, A SUBDIVISION IN THE NORTHWEST 1/4 OF

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THE NORTHWEST 1/4, OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85155810 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 85155810.

BEING THE SAME PROPERTY CONVEYED FROM MARY ANN DEEGAN, A WIDOW TO ALEX SHABAYEV, OLEXANDR ROMANETS AND LYUDMYLA IGNATOVYCH, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY, AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 1636455247, DATED 12/19/2016 RECORDED 12/29/2016, IN COOK COUNTY RECORDS

PROPERTY ADDRESS IS: 4225 N MALLARD DR., #4, ARLINGTON HEIGHTS, IL 60004

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 sate 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; Zening, 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 grantees forever.

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Executed by the undersigned on $10,03$, 2022 :
OLEXANDR ROMANETS
STATE OF LEWOIS COUNTY OF COOK The foregoing instrument was acknowledged before me on 3 rd OCTOBER, 20 22 by
OLEXANDR ROMANETS, who is personally known to me or has produced of the person has acknowledged that his/her sign ture was his/her free and voluntary act for the purposes set forth
KRYSTYNA NIEMCZYK Official Seal KRYSTYNA NIEMCZYK OFFICIAL Seal NOVATY Public NOVATY Public
Notary Public - State of Illinois My Commission Expires Jul 31, 2024

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Executed by the undersigned on $10/03$, 2022 :
Aug
ALEX SHABAYEV
Speckeigh
LÝ ÚDMYLA IGNATOVYCH
STATE OF
The foregoing instrumer, was acknowledged before me on 3 DIVERS, 2022 by ALEX SHABAYEV and LYUDMYLA IGNATOVYCH, who are personally known to me or have produced DRIVERSILES identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set
forth in this instrument.
KRYSTYNA NIEMCZYK Official Seal Notary Public Nightary Public Nightary Public Nightary Public NRYSTYNA WIEMCZYK NIGHTARY PUBLIC NRYSTYNA WIEMCZYK
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MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 10-4-2022

Jord

Nyer, Seller or Represer.

Peters 2: Los

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 10/03	,2022	
Signature of Grantor or Age	,	
Subscribed and swort to be Me by the said <u>OVEXIVE</u>	FOR ROMANETS, ALEXS	HABAYEV, LUDTYLA 16NA TOVYCH
this $\frac{Z^{M}}{20}$ day of $\frac{CC}{CC}$	<u>OBER</u> ,	KRYSTYNA NIEMCZYK Official Scal
NOTARY PUBLIC(MATTHE CULTURE NIEMCZEJE	Notary Public - State of Himois My Commission Expires Jul 31, 2024
The Grantee or his agent	affirms and verifies that the name of	f the grantee shown on the deed or

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 / 0/05 , 2022	
De Allest	
Signature of Grantee of Agent	'
Subscribed and sworn to before Me by the said <u>OLEXANDAR ROMANETS</u> MARYNA ROMAN. This 3 th day of <u>OCTOOFR</u> ,	UT O
This 3 day of OCTOOKK,	Jana Managa
$20\underline{22}$.	KRYST YNA MIEMCZYK Offici il Ce il
NOTARY PUBLIC NIGHTAN CARCOLLEGE	Notary Public - Scate of Ilfinois My Commission Expires Jul 31, 2024
(//Kvystyme Niemlyzyk	

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 Pennsylvania SS.	
County of Alleghany Lebecca Ralich being	OLEXANDR ROMANETS and MARYNA ROMANETS duly sworn on oath, states that resides
at <u>4225 N MALLARD DR #4, Arlington Heights.</u> That of the following reasons: IL 60004	the attached deed is not in violation of 765 ILCS 205/1 for one
Said Act is not applicable as the grantors own no adjoint O the conveyance falls in one of the following exemptions as	
0,	ets of five acres or more in size which does not involve any new
3. The divisions of lots or blocks of less than one acre in any easements of access.	recorded subdivision which does not involve any new streets or
4. The sale or exchange or parcels of land Letween owners	of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for which does not involve any new streets or easements of a	use as right of way fro railroads or other public utility facilities, cress.
The conveyance of land owned by a railroad or other pu of access.	blir utility which does not involve any new streets or easements
 The conveyance of land for highway or other public purp for public use or instruments relating to the vacation of la 	oses or grants or conveyances relating to the dedication of land and impressed with a public use.
8. Conveyances made to correct descriptions in prior convey	yances.
 The sale or exchange of parcels or tracts of land existing and not involving any new streets or easements of access 	on the date of the amendatory Act into no more than two parts.
provided, that this exemption shall not apply to the sale of mined by the dimensions and configuration of the larger t	er tract when a survey is made by an Illinois registered surveyor; any subsequent lots from the same larger tract on And, as deterract on October 1, 1973, and provided also that this exemption he subdivision of land. Amended by P.A. 80-318, 1 eff. October
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE	ATTACHED DEED.
Affiant further state that Percentage makes this affidavit for tellinois, to accept the attached deed for recording.	the purpose of inducing the Recorder of Deeds of Cook County,
SUBSCRIBED and SWORN to before me this	Commonwealth of Pennsylvania - Notary Seal James Quigley, Notary Public Allegheny County My commission expires December 16, 2024 Commission number 1387790 Member, Pennsylvania Association of Notaries