

# UNOFFICIAL COPY

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

This instrument prepared by: Carlos Del Rio, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

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

**OLEXANDR ROMANETS**, married, **ALEX SHABAYEV** and **LYUDMYLA 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 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 grantees forever.

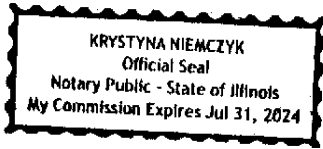
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Executed by the undersigned on 10,03, 2022:

  
\_\_\_\_\_  
**OLEXANDR ROMANETS**

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 3<sup>rd</sup> OCTOBER, 2022 by **OLEXANDR ROMANETS**, who is personally known to me or has produced DRIVERS 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.



  
\_\_\_\_\_  
Notary Public  
**KRYSZYNA NIEMCZYK**

COOK County Clerk's Office

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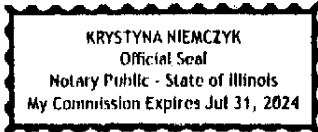
Executed by the undersigned on 10/03, 2022:

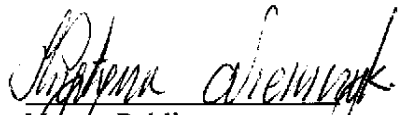
  
\_\_\_\_\_  
**ALEX SHABAYEV**

  
\_\_\_\_\_  
**LYUDMYLA IGNATOVYCH**

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 3<sup>rd</sup> OCTOBER, 2022 by **ALEX SHABAYEV** and **LYUDMYLA IGNATOVYCH**, who are personally known to me or have produced DRIVERS LICENSE as 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.



  
\_\_\_\_\_  
Notary Public  
**KRYSZYNA NIEMCZYK**

Property of Cook County Clerk's Office

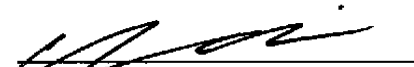
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**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

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

Date: 10-4-2022

  
\_\_\_\_\_  
Buyer, Seller or Representative

Rebecca Pollock

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

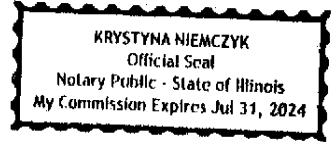
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 10/03, 2022

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said ALEXANDER ROMANETS, ALEX SHABAYEV, LUDMILA IGNATOYCH  
this 3<sup>rd</sup> day of OCTOBER,  
2022.

NOTARY PUBLIC [Signature]  
Krystyna Niemczyk



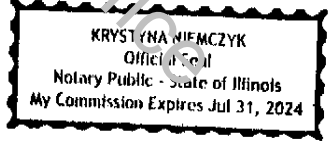
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 10/03, 2022

[Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said ALEXANDER ROMANETS, MARYNA ROMANETS  
This 3<sup>rd</sup> day of OCTOBER,  
2022.

NOTARY PUBLIC [Signature]  
Krystyna Niemczyk



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.)

