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QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2232713075 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/23/2022 10:18 AM Pg: 1 of 3

Dec ID 20221001668578
ST/CO Stamp 1-834-394-960

CT Accom 128M/111

THE GRANTOR Robert Kazarov, a single man, of the County of Cook, State of Illinois for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto Robert Kazarov, a single man and Andronik Kazarov, a married man, as Joint Tenants.

(GRANTEE'S ADDRESS) 38 Northfield Terrace, Wheeling, Illinois of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: THAT PART OF NON-EASEMENT AREA 2 (N.E.A. 2) OF LOT 1 IN MILLBROOK HOMESTEAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, T TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 09, 2009 AS DOCUMENT NUMBER 0900903039, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID N.E.A. 2; THENCE SOUTH 87 DEGREES 18 MINUTES 19 SECONDS WEST, ALONG THE NORTH LINE OF SAID N.E.A. 2, 280.67 FEET, MORE OR LESS TO THE INTERSECTION OF SAID NORTH LINE AND THE CENTERLINE EXTENDED OF A PARTY WALL, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 41 MINUTES 41 SECONDS EAST ALONG SAID CENTERLINE AND CENTERLINE EXTENDED OF A PARTY WALL, 55.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID N.E.A. 2, THENCE SOUTH 87 DEGREES 18 MINUTES 19 SECONDS, ALONG SAID SOUTH LINE, 30.00 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID N.E.A. 2; THENCE NORTH 02 DEGREES 41 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID N.E.A. 2, 55.00 FEET TO THE NORTHWEST CORNER OF SAID N.E.A.; THENCE NORTH 87 DEGREES 18 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE, 30.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED JULY 08, 2009 AS DOCUMENT NUMBER 0918931107, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; and building lines and easements;

Permanent Index Number: 03-02-205-005-0000

Address of Real Estate: 38 Northfield Terrace, Wheeling, IL 60090

WHEELING
Real Estate Transfer Approved
Initials: AW Date: 10/26/20
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

Dated this 31st day of October, 2022 **UNOFFICIAL COPY**

GRANTOR:

Robert Kazarov
Robert Kazarov

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid **Robert Kazarov, a single man,** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of October, 2022

Alla Katz
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

10/31/22
Date

Robert Kazarov
Buyer, Seller or Representative

Prepared By: R. Anthony DeFrenza, Esq.
DEFRENZA MOSCONI, P.C.
425 Huehl Road, Bldg. 13A
Northbrook, Illinois 60062



Mail To: Robert Kazarov and Andronik Kazarov
38 Northfield Terrace
Wheeling, IL 60090

Taxpayer: Robert Kazarov and Andronik Kazarov
38 Northfield Terrace
Wheeling, IL 60090

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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 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.

Dated: 10/31/22 Signature: X [Signature]
Grantor or Agent

Subscribed and sworn to before me:
[Signature]
Notary Public

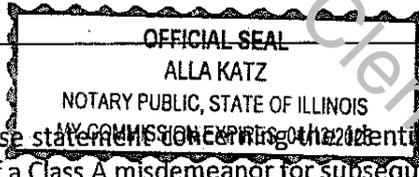


10/31/22
Date

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 acquire and hold title to real estate in Illinois, or other 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.

Dated: 10/31/22 Signature: X [Signature]
Grantor or Agent

Subscribed and sworn to before me:
[Signature]
Notary Public



10/31/22
Date

Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)