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QUIT CLAIM DEED JOINT TENANCY

Doc#: 2301045168 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2023 03:08 PM Pg: 1 of 5

Dec ID 20221201619983
ST/CO Stamp 0-870-202-704
City Stamp 1-522-220-368

THE GRANTOR, **NATALYA MAGALA, an unmarried woman**, of the Village of Elmwood Park, County of Cook, State of Illinois, for the consideration of the sum of **TEN (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS AND QUIT CLAIMS** to **NATALYA MACALA, an unmarried woman, and YUPIY SYEROV, a married man**, not in Tenancy in Common, but in **JOINT TENANCY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(The above space for Recorder's Use only)

UNIT NOS. 2140-3 AND P-2, IN OHIO STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2 AND 3 IN RESUBDIVISION OF LOT 81 (EXCEPT THE WEST 6 INCHES THEREOF) AND ALL OF LOTS 82, 83, 84, AND 85 IN THE SUBDIVISION OF BLOCK 11 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94575254, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **17-07-115-049-1012 & 17-07-115-049-1014**

Address of Real Estate: **2140 W. Ohio Street, Unit 3
Chicago, IL 60612**

hereby, releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and **TO HAVE AND TO HOLD** said premises not in Tenancy in Common, but in **JOINT TENANCY**, forever.

Dated this 21st day of December, 2022



NATALYA MAGALA, Grantor

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a **NOTARY PUBLIC** in and for the State of Illinois, County of Cook, DO HEREBY CERTIFY that **NATALYA MAGALA, an unmarried woman**, personally known to me to the same person(s) whose name(s) is/are subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 as Notary Public this 21st day of December, 2022.

Agnes Pogorzelski

NOTARY PUBLIC

Name and Address of Preparer:
Law Offices of
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Road, Suite 1W
Chicago, Illinois 60634

Exempt under provisions of Illinois Compiled Statutes, Chapter 35, Paragraph 200/31-45, Section (e).

Date: 12/21/2022

Natalya Magala

Signature of Buyer, Seller or Representative

MAIL TO:

Law Offices of
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Road, Suite 1W
Chicago, Illinois 60634

SEND SUBSEQUENT TAX BILLS TO:

Natalya Magala
2626 N. 75th Ct
Elmwood Park, IL 60707

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State of Illinois)
) SS
County of Cook)

STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR(S), or his/her/their agent affirms that, to the best of his/her 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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

12/21/2022
Date

[Signature]
Grantor or Agent

Subscribed and Sworn to before me
this 21st day of December, 2022.

[Signature]
Notary Public



THE GRANTEE(S) or his/her/their 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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

12/21/2022
Date

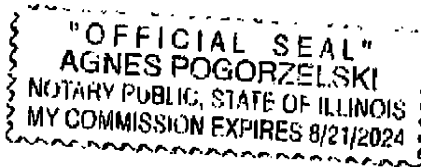
[Signature]
Grantee or Agent

12/21/2022
Date

[Signature]
Grantee or Agent

Subscribed and Sworn to before me
this 21st day of December, 2022.

[Signature]
Notary Public



NOTE: Any person who knowingly submits 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 offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-07-115-049-1012 | 20221201619983 | 1-522-220-368

Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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