

UNOFFICIAL COPY

Doc#: 2301240214 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2023 02:34 PM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20230101626634
ST/CO Stamp 0-587-248-464

ILLINOIS Individual to Individuals

The GRANTOR(S), **Galina Kuzmina, a single woman** of 6 Villa Verde Dr. Apt 101, Buffalo Grove, IL 60089 County of Cook, State of Illinois, for consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable and in consideration, in hand paid, CONVEYS and WARRANTS to GRANTEE(S), **Galina Kuzmina, a single woman and Olga V Levit, a married woman, as Joint Tenants With Rights of Survivorship** of 6 Villa Verde Dr., Apt 101, Buffalo Grove, IL 60089 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit;

PARCEL 1:

Unit Number 6-101 in Villa Verde Condominium, as delineated on a survey of the Following Described Real Estate:

Part of Villa Verde, A Subdivision of the South 670 Feet of the North East ¼ of the North East ¼ of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, In The Village of Buffalo Grove, According to the Plat Thereof recorded January 3, 1972 as Document Number 21765265; which survey is attached as Exhibit "C" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds as Document Number 29700515, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

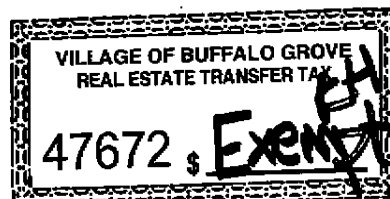
Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Umbrella Declaration for villa Verde dated July 22, 1983 and recorded as Document Number 29700513 and as created by deed from American National Bank and Trust Company of Chicago, as Trustee under trust number 57523 to American National Bank and Trust Company of Chicago, as Trustee under trust number 61995 recorded as Document Number 272362268, for ingress and egress, in Cook County, Illinois.

SUBJECT TO: (1) real estate taxes for the year 2022 and subsequent years, (2) covenants conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property. Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of the State of Illinois.

PERMANENT INDEX NUMBER: 03-07-201-019-1282

ADDRESS OF REAL ESTATE: 6 Villa Verde Dr.,^{Unit 101} Buffalo Grove, IL 60089
Apt 101

Dated: December 27, 2022



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GALINA KUZMINA
Galina Kuzmina

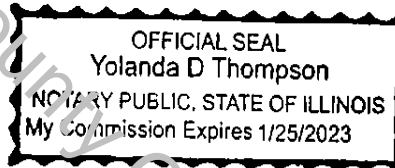
Kuzmina

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Galina Kuzmina, a single woman is personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, that she appeared before me this day in person and acknowledge that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 27th day of December, 2022.

[Signature]
NOTARY PUBLIC



EXEMPT UNDER PROVISION OF PARAGRAPH E SECTION 21 - 45, REAL ESTATE TRANSFER TAX LAW

Date: December 27, 2022

[Signature]
Signature of Buyer, Seller or Representative

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AFTER RECORDING MAIL TO:
Executive Land Title, Inc.
7794 N Milwaukee Ave.
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:
Galina Kuzmina and Olga V Levit
6 Villa Verde Dr. Apt 101
Buffalo Grove, IL 60089

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DEED PREPARED BY: Executive Land Title, Inc. 7794 N Milwaukee Ave., Niles

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STATEMENT BY GRANTOR AND GRANTEE

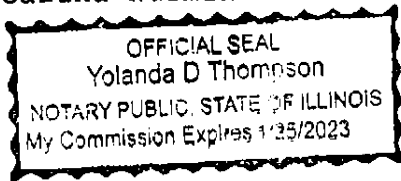
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/27/2022

Signature: *Kuzmina*

Grantor or Agent
Galina Kuzmina

Subscribed and sworn to before me
by the said Grantor
dated 12/27/2022



Notary Public _____

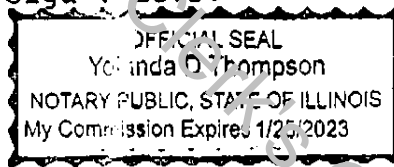
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 12/27/2022

Signature: *Olga Levit*

Grantee or Agent
Olga V Levit

Subscribed and sworn to before me
by the said Grantee
dated 12/27/2022



Notary Public _____

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 offenses.

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.