

UNOFFICIAL COPY



2310234005

QUIT-CLAIM DEED

THE GRANTOR, MAXIM TSOLOV, divorced and not since remarried, of Chicago, Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, and other good and valuable consideration **CONVEYS AND QUIT CLAIMS** to: KATHERINE DeLACEY, divorced and not since remarried, all of his interest in the following described Real Estate situated in the County of Cook in the State of Illinois, as fully described on the attached Exhibit A, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Doc# 2310234005 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

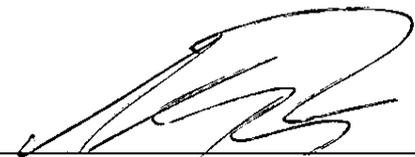
COOK COUNTY CLERK

DATE: 04/12/2023 10:01 AM PG: 1 OF 5

Permanent Real Estate Numbers: 14-32-216-045-1002 and 14-32-216-045-1003

Address of Real Estate: 1019 W. Webster, Units #2 and 3, Chicago, IL 60614

Dated: 01/16/2023



Maxim Tsolov (SEAL)

State of Illinois)
County of C O O K) ss.

I, the undersigned, a Notary Public in and for Cook County, State of Illinois, DO HEREBY CERTIFY that **MAXIM TSOLOV** 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 16 day of January, 2023.

Commission expires _

3/24/2026

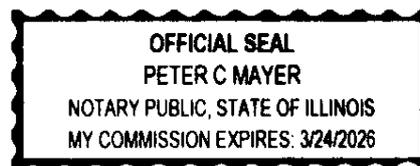


Notary Public

This instrument was prepared by: Joan S. Colen, 77 W. Washington Street, #1711, Chicago, IL 60602

This transaction is exempt under Real Estate Transfer Tax Act (35 ILCS 200/31-45(e)), Cook County Ordinance 95104, Paragraph E and Chicago Municipal Code §3-33-060(P)

REAL ESTATE TRANSFER TAX	12-Apr-2023
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00*



14-32-216-045-1002 | 20230301682845 | 0-593-732-816

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	12-Apr-2023
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-32-216-045-1002 | 20230301682845 | 1-797-088-484



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EXHIBIT A TO QUIT-CLAIM DEED

Parcel 1: Unit 2 in 1017-1019 West Webster Condominium, as delineated on a survey of the following described real estate:

Lot 8 in the Subdivision of Block 2 in Morgan's Subdivision of the East Half (½) of Block 10 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit 'A' to Declaration of Condominium recorded as Document 25520619, as amended by Amendment recorded March 17, 2017 as Document 1707629038 and Second Amendment recorded July 03, 2019 as Document 1918434079, together with its undivided percentage interest in the Common Elements.

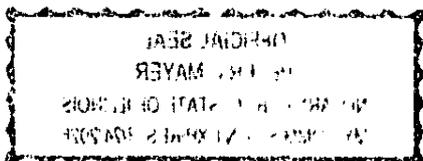
Parcel 2: The exclusive right to use of 2-P, Wood-Porch LCE for Unit 2, Stairway-LCE for Unit 2, Roof-LCE for Unit 2, Limited Common Elements, as delineated on the survey attached to the Declaration of Condominium recorded as Document 25520619, as amended.

Parcel 3: Unit 3 in 1017 West Webster Condominium as delineated on a survey of the following described real estate:

Lot 8 in the subdivision of Block 2 in Morgan's Subdivision of the East Half (½) of Block 10 in Sheffield's Addition to Chicago, in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached as Exhibit 'A' to declaration of condominium recorded as document 25520619 together with its undivided percentage interest in the common elements.

Parcel 4: Exclusive use to parking space number 3-P, and roof space, as limited common elements, as set forth and defined in said declaration of condominium and survey attached thereto recorded as document number 25520619 and amended by document number 1707629038 and further amended by document number 1918434079, in Cook County, Illinois.



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EXHIBIT "A"

The following described Real Estate situated in the County of Cook, State of Illinois, to wit:

TRACT 1:

Parcel 1: Unit 2 in 1017-1019 West Webster Condominium, as delineated on a survey of the following described Real Estate:

Lot 8 in the Subdivision of Block 2 in Morgan's Subdivision of the East 1/2 of Block 10 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit 'A' to Declaration of Condominium recorded as Document 25520619, as amended by Amendment recorded March 17, 2017 as Document 1707629038 and Second Amendment recorded July 03, 2019 as Document 1918434079, together with its undivided percentage interest in the common Elements.

Parcel 2: The exclusive right to use of 2-P, Wood Porch LCE for Unit 2, Stairway-LCE for Unit 2, Roof-LCE for Unit 2, Limited Common Elements, as delineated on the Survey attached to the Declaration of Condominium recorded as Document 25520619, as amended.

TRACT 2:

Parcel 1:

UNIT 3 IN 1017-1019 WEST WEBSTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 8 IN THE SUBDIVISION OF BLOCK 2 IN MORGAN'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, N SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25520619 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel 2:

EXCLUSIVE USE TO PARKING SPACE NUMBER 3-P, AND ROOF SPACE, AS LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 25520619 AND AMENDED BY DOCUMENT NUMBER 1707629038, IN COOK COUNTY, ILLINOIS.

Tax ID: 14-32-216-045-1004

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Maxim R. Tsolov and Katherine D. Tsolova, husband and wife, as tenants by the entirety from Maxim R. Tsolov and Katherine D. Tsolova, husband and wife by that Deed dated 12/10/2019 and recorded 12/18/2019 in Official Records Document No. 1935213102, of the Public Records of Cook County, IL.

Being that parcel of land conveyed to Maxim R. Tsolov, individually and Katherine D. Tsolova, husband and wife as joint tenants with right of survivorship from Thomas J. McCarter and Emma F. Maxey, n/k/a Emma F. McCarter, husband and wife by that Deed dated 6/24/2019 and recorded 7/23/2019 in Official Records Document No. 1920406033, of the Public Records of Cook County, IL.

Being that parcel of land conveyed to Maxim R. Tsolov and Katherine R. Delacey, as joint tenants from Keith E. Szanto and Hilliary Szanto, married couple by that Deed dated 3/15/2017 and recorded 3/21/2017 in Official Records Document No. 1708049137, of the Public Records of Cook County, IL.

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PLAT ACT AFFIDAVIT

State of ~~Illinois~~ CO ^(TB)

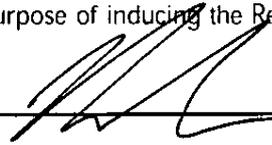
County of ~~Cook~~ ROULT ^(TB) } SS.

KATHERINE DELACEY, being duly sworn on oath, states that 3/1/2023 resides at 1019 W WEBSTER #2. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

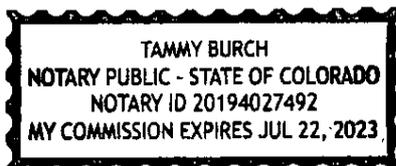
Affiant further state that 1 makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 1st day of march, 2023.

Tammy Burch



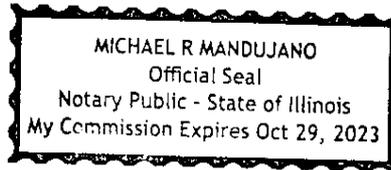
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STATEMENT OF GRANTOR/GRANTEE

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 3/22/23 Signature: J. RA
Grantor or Agent

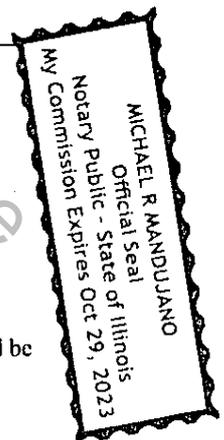
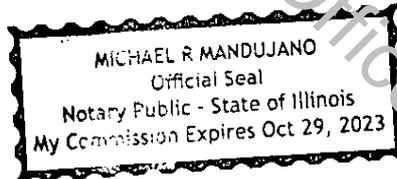
Subscribed and sworn to before me by the said _____
this 27 day of MARCH,
2023
Notary Public [Signature]



The grantee 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 3/22/23 Signature: J. RA
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 27 day of MARCH,
2023
Notary Public [Signature]



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.