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QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2314628001 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2023 09:13 AM Pg: 1 of 3

Dec ID 20230501623332
ST/CO Stamp 0-251-751-120

Mail to:

Vasily Anishchenko
Tatiana Anishchenko
1030 Pinetree Circle N
Buffalo Grove, IL 60089

Name & Address of Taxpayer:

Vasily Anishchenko
Tatiana Anishchenko
1030 Pinetree Circle N
Buffalo Grove, IL 60089

(Space for Recorder's Use)

THE GRANTOR(S), SMP Engineering, LLC.

of the Village of Buffalo Grove, County of Lake State of Illinois
for and in consideration of TEN (10) DOLLARS
and other good and valuable consideration, in full paid, CONVEY(S) and QUIT CLAIM(S) to
THE GRANTEE(S), S Modul Investment, LLC.

(Grantee's Address) 1030 Pinetree Circle N

of the Village of Buffalo Grove, County of Lake State of Illinois
in the form of ownership: fee simple absolute

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

PARCEL 1:

UNIT 1-5-17-R-C-2 IN LEXINGTON COMMONS COACH HOUSES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE WEST HALF OF THE WEST HALF OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MCHENRY ROAD, IN COOK COUNTY, ILLINOIS, PORTIONS OF WHICH ARE DESCRIBED AS BEING LEXINGTON COMMONS UNIT I SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1978, AS DOCUMENT 24557904, AND LEXINGTON COMMONS UNIT II SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1979, AS DOCUMENT 24973283, IN COOK COUNTY, ILLINOIS; AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 11, 1978 AS DOCUMENT 24759029, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF, FOR PARKING PURPOSES, IN AND TO PARKING SPACE NUMBER G-1-5-17-R-C-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
This is not a homestead property.

Permanent Index Number(s): 03-03-100-054-1102

Property Address: 1059 Deerpath Court, Unit C2, Wheeling, IL 60090

WHEELING
Real Estate Transfer Approved
Initials: AM Date: 5/18/23
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

UNOFFICIAL COPY

Dated this 17 day of May, 2023

(Seal)

[Signature]
Vasily Anishchenko (Seal)

(Seal)

[Signature]
Tatiana Anishchenko (Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)
) ss
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Vasily Anishchenko and Tatiana Anishchenko, being sole members of SMP Engineering, LLC.,

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, 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 notarial seal this 17 day of May 2023.

(Seal)



[Signature]
Igor G. Gromov Notary Public

My commission expires: 10/11/2026

COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
Igor G. Gromov
Gromov Law Offices
1020 N. Milwaukee Avenue, Suite 101
Deerfield, IL 60015

or
Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.

Date: May 17, 2023

[Signature]
Tatiana Anishchenko
Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-6020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 05/17/2023

SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Igor Gromov

By the said (Name of Grantor): Vasily Anishchenko for

511P Consulting, LLC
AFFIX NOTARY STAMP BELOW

On this date of: 05/17/2023

NOTARY SIGNATURE: _____



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 05/17/2023

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: This below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

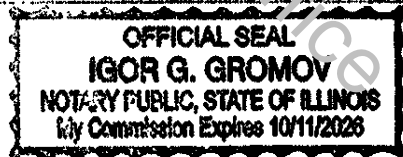
Igor Gromov

By the said (Name of Grantee): Vasily Anishchenko for

511P Consulting, LLC
AFFIX NOTARY STAMP BELOW

On this date of: 05/17/2023

NOTARY SIGNATURE: _____



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act (35 ILCS 200/Art. 31).