

# UNOFFICIAL COPY

**ACCOMMODATION RECORDING ONLY**

Doc#: 2319206136 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/11/2023 11:24 AM Pg: 1 of 4

## QUIT CLAIM DEED

THE GRANTOR, MIKHAIL ZARETSKIY, a single man, of the village of Wheeling, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND WARRANTS to:

Dec ID 20230701668226  
ST/CO Stamp 0-354-475-728

<sup>43857</sup>  
MIKHAIL ZARETSKIY of 735 Plum Tree Court, Unit B2, Wheeling, IL 60090 and ALEKSANDR ZARETSKIY of 20281 Monteverdi Circle, Boca Raton, FL 33498

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


SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: general real estate taxes not yet due and payable; covenants, conditions and restrictions of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common but in joint tenancy with the right of survivorship forever.

Property Index Number(s): 03-03-100-054-1228  
Address of Real Estate: 735 PLUM TREE COURT, UNIT B2, WHEELING, IL 60090

Dated this 6 day of July, 2023

  
MIKHAIL ZARETSKIY

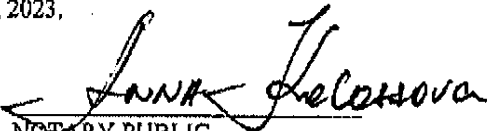
  
Real Estate Transfer Approved  
Initials AW Date 7/10/23  
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

STATE OF ILLINOIS }  
                                  }SS.  
COUNTY OF Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MIKHAIL ZARETSKIY, 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 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, this 6 day of July, 2023.

Official Seal  
Anna Kolossova  
Notary Public State of Illinois  
My Commission Expires 3/28/2027

  
NOTARY PUBLIC

# UNOFFICIAL COPY

This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062


**AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO:**

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062

Send subsequent tax bills to:

**MIKHAIL ZARETSKIY**  
735 Plum Tree Court, Unit B2, Wheeling, IL 60090

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW

DATE 7.6.2023 BY: 

**LEGAL DESCRIPTION**

**PARCEL 1:**

UNIT 111-54-L-B-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LEXINGTON COMMONS COACH HOUSES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24759029, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TOP PARKING SPACE NO. G-111-54-L-B-2 AS DELINEATED ON THE SURVEY ATTACHED TO SAID DECLARATION OF CONDOMINIUM, AFORESAID.


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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 7-6, 2023

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Michael Zaretsky  
This 6 day of July, 2023  
Notary Public Anna Kolossova

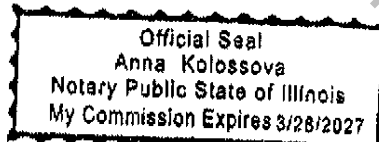


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 7-6, 2023

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Michael Zaretsky  
This 6 day of July, 2023  
Notary Public Anna Kolossova



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

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**REAL ESTATE TRANSFER TAX**

10-Jul-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-03-100-054-1228

120230701668226 | 0-354-475-728