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Doc#: 2322255254 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2023 12:18 PM Pg: 1 of 5

QUIT CLAIM DEED ILLINOIS STATUTORY

Dec ID 20230801692625

PREPARED BY:

Vladimir A Uman
Attorney at Law
3948 W. 26th Street Suite 113
Chicago, IL 60623

MAIL TAX BILL TO:

Nina Veksler
3451 North Carriageway Drive, Unit 510,
Arlington Heights, IL 60004

RETURN AFTER RECORDING TO:

Nina Veksler
3451 North Carriageway Drive, Unit 510,
Arlington Heights, IL 60004

THE GRANTOR, NINA VEKLSER, an unmarried woman of Arlington Heights, Cook County, Illinois, for and in consideration of \$10 and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS to THE GRANTEES, NINA VEKLSER, an unmarried woman of Arlington Heights, Cook County, Illinois and IGOR VEKLSER, an unmarried man of Chicago, Cook County, Illinois, as joint tenants, and not as tenants in common, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 510 IN THE PARK WELLINGTON AT GEIMER'S GROVE - BUILDING II CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 GEIMER SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 26.60 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 13 SECONDS EAST, 19.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING

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NORTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 226.36 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST 103.19 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 13 SECONDS EAST, 226.36 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST, 103.19 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS AND THAT PART OF SAID LOT 1 IN GEIMER SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 191.15 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 47 SECONDS WEST, 5.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, 26.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, 46.03 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, 26.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST, 46.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0336431041; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR THE PARK WELLINGTON AT GEIMER'S GROVE UMBRELLA CONDOMINIUM OWNER'S ASSOCIATION RECORDED JANUARY 17, 2003 AS DOCUMENT 0030083483, AS MAY BE AMENDED FROM TIME TO TIME; AND AS DESCRIBED IN THE CROSS EASEMENT AND COST SHARING DECLARATION RECORDED JANUARY 17, 2003 AS DOCUMENT 0030083482, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-17 AND STORAGE SPACE S-17 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0336431041 AS MAY BE AMENDED FROM TIME TO TIME.

PIN No. 03-08-214-030-1040

Common Address: 3451 North Carriageway Drive, Unit 510, Arlington Heights, IL 60004

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 03 day of August, 2023

Nina Veksler
NINA VEKSLER

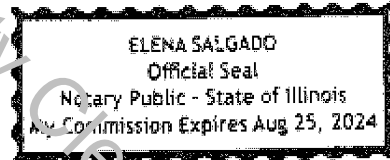
STATE OF ILLINOIS

COUNTY OF COOK ss.

I, undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, NINA VEKSLER, 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 3rd day of August, 2023

Elena Salgado
Notary Public



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EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 8/7/23



Buyer, Seller or Representative

Property of Cook County Clerk's Office

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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 08/03/2023 Signature: *N. Veksler*
Grantor or Agent

Subscribed and sworn to before me
by the said *Nina Veksler*
dated 08/03/2023



Notary Public *[Signature]*

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 08/03/2023 Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me
by the said *Nina Veksler*
dated 08/03/2023



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 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.