

UNOFFICIAL COPY

Doc#: 2332113245 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/17/2023 09:46 AM Pg: 1 of 4

Dec ID 20231101676116
ST/CO Stamp 0-961-073-104

CAMBRIDGE TITLE COMPANY
3100 Dundee Road, Suite 406
Northbrook, IL 60062

3451 Carriage Way [The Above Space For Recorder's Use Only]_____

QUIT CLAIM DEED -- JOINT TENANCY
Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR, **MICHAEL ALEXANDER**, a married man of the City of ARLINGTON HEIGHTS, County of COOK State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid,

CONVEYS and QUIT CLAIMS to

MICHAEL ALEXANDER and LYUDMILA SHILSHUT
3451 N. CARRIAGEWAY DR., UNIT 206, ARLINGTON HEIGHTS, IL 60004

* NOT HOMESTEAD PROPERTY AS TO MICHAEL ALEXANDER OR SPOUSE*
not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED.

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 in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): **03-08-214-030-1006**

Address(es) of Real Estate: **3451 N. CARRIAGEWAY DR., UNIT 206, ARLINGTON HEIGHTS, IL 60004**

Dated this 16th day of November, 2023



MICHAEL ALEXANDER

UNOFFICIAL COPY

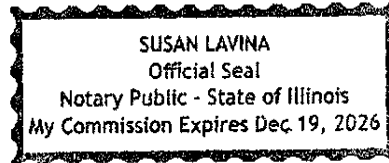
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

MICHAEL ALEXANDER, a married man

personally known to me to be the same person whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 16th day of November, 2023

Commission expires 12/19 2026



[Signature]
Notary Public

This instrument was prepared by: BERNARD J. MICHNA, 3100 DUNDEE RD, SUITE 506, NORTHBROOK, IL 60062

Send Subsequent Tax Bills to: MICHAEL ALEXANDER and LYUDMILA SHILSHTUT, 3451 N. CARRIAGEWAY DR., UNIT 206, ARLINGTON HEIGHTS, IL 60004

MAIL TO: MICHAEL ALEXANDER and LYUDMILA SHILSHTUT, 3451 N. CARRIAGEWAY DR., UNIT 206, ARLINGTON HEIGHTS, IL 60004

REAL ESTATE TRANSFER TAX

16-Nov-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-08-214-030-1006 | 20231101676116 | 0-961-073-104

"Exempt under Real Estate Transfer Law Tax 35 ILCS 200/31-45 par and Cook County Ord. 93-0-27 par."

[Signature] 11/16/2023
Signature Date

County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: UNIT 206 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 IN GEIMER SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL 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 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 LOT 1 IN GEIMER SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL 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, 19.15 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 RECORDED DECEMBER 30, 2003 AS DOCUMENT NUMBER 0336431041, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR THE PARK WELLINGTON AT GEIMERS GROVE UMBRELLA CONDOMINIUM OWNERS ASSOCIATION RECORDED JANUARY 17, 2003 AS DOCUMENT NUMBER 0030083483, AS MAYBE AMENDED FROM TIME TO TIME; AND AS DESCRIBED IN THE CROSS EASEMENT AND COST SHARING DECLARATION RECORDED JANUARY 17, 2003 AS DOCUMENT NUMBER 0030083482, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3: THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-S AND STORAGE SPACE S-S AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0336431041, AS MAY BE AMENDED FROM TIME TO TIME.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

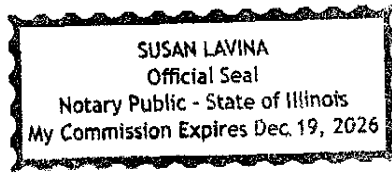
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: November 16th, 20 23

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 16th
day of November, 20 23

[Signature]
Notary Public



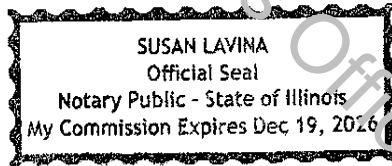
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: November 16th, 20 23

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 16th
day of November, 20 23

[Signature]
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.