

UNOFFICIAL COPY



Doc# 2401657002 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/16/2024 12:38 PM PG: 1 OF 6

AFTER RECORDING RETURN TO:

Radian SS-WF
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280587873

NAME AND ADDRESS OF TAXPAYER:

RUBA ILYAYEVA
626 Raupp Boulevard
Buffalo Grove, IL 60089

This document prepared by:

Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 03-05-413-031-0000

QUITCLAIM DEED

THIS DEED made and entered into on this 2nd day of October, 2023, by and between RUBA ILYAYEVA, unmarried, residing at 626 Raupp Boulevard, Buffalo Grove, IL 60089 and ELMAN ILYAYEV, unmarried, residing at 1050 Driftwood Ct, D1, Wheeling, IL 60090 who acquired title as husband and wife, not in tenancy in comm or in joint tenancy, but in tenancy by the entirety, hereinafter referred to as Grantor(s) and RUBA ILYAYEVA, unmarried, residing at 626 Raupp Boulevard, Buffalo Grove, IL 60089, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 626 Raupp Boulevard, Buffalo Grove, IL 60089

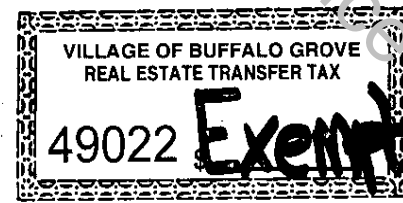
"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

10/02/2023
Date

[Signature]

Signature of Buyer, Seller or Representative



This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

REAL ESTATE TRANSFER TAX		16-Jan-2024
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

03-05-413-031-0000 | 20240101613963 | 1-679-927-856

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 2nd day of Oct, 2023.

Elman Ilyayev
ELMAN ILYAYEV

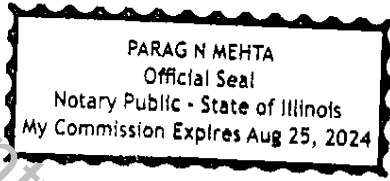
STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on this 2nd day of OCT, 2023 by ELMAN ILYAYEV.

Parag Mehta
(Signature of Notary Public)

Print Name: PARAG MEHTA

My commission expires: AUG 25, 2024

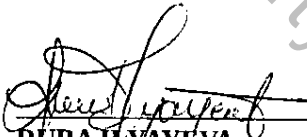


Property of Cook County Clerk's Office

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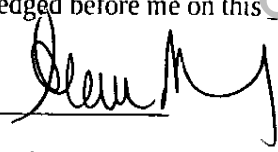
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 8 day of Dec, 2023


RUBA ILYAYEVA

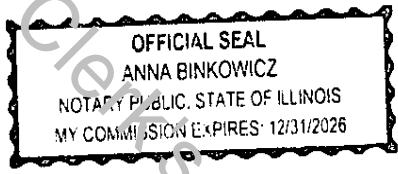
STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on this 8 day of Dec, 2023 by RUBA ILYAYEVA.


(Signature of Notary Public)

Print Name: ANNA BINKOWICZ

My commission expires: 12-31-2026



Property of Cook County Clerk's Office

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EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOT 119 IN ARLINGTON ADDITION TO BUFFALO GROVE, BEING A SUBDIVISION OF SECTION 4 AND SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 03-05-413-031-0000

Property commonly known as: 626 Raupp Boulevard, Buffalo Grove, IL 60089

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

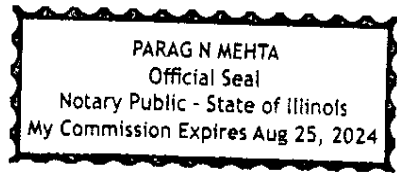
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 Oct 2nd, 2023.

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said ELMAN ILYAYEV this 2nd day of OCTOBER, 2023.

[Signature]
Notary Public
My commission expires: AUG 25, 2024



The Grantee or her/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 _____, 20____.

Signature: _____
Grantee, or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____, 20____.

Notary Public
My commission expires: _____

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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STATEMENT BY GRANTOR AND GRANTEE

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 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 _____, 20____.

Signature: _____
Grantor, or Agent

Subscribed and sworn to before me by the said _____ this _____, day of _____, 20____.

Notary Public
My commission expires: _____

The Grantee or her/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.

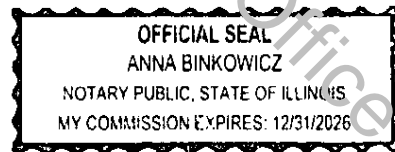
Dated 12/08/2023, 20____.

Signature: [Handwritten Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Ruba Ilyayeva this 8, day of DEC, 2023

[Handwritten Signature]

Notary Public
My commission expires: 12-31-2026



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.)