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ACCOMMODATION RECORDING ONLY

Doc#: 2408724005 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 9:14 AM Pg: 1 of 7

QUIT CLAIM DEED

This instrument was prepared by:

Nazar Kashuba, Esq.
HT Law LLC
2516 Waukegan Rd, #352
Glenview, Illinois 60025
Tel: (312) 957-8991

Dec ID 20240301663572

ST/Co Stamp 1-847-191-088 ST Tax \$0.00 CO Tax \$0.00

THE GRANTOR(S), **ANDREY YUNKIN**, a married man, of the County of Contra Costa, State of California, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledge, does hereby sell, assign, transfer, CONVEY(S) and QUIT CLAIM(S) onto THE GRANTEE(S), **ALEKSANDR YUNKIN**, a married man, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number(s): 06-35-315-070-1005;

Address of Real Estate: 271 East Railroad Avenue, Unit 105, Bartlett, IL 60103.

SUBJECT TO: the general real estate taxes for the year of 2023 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

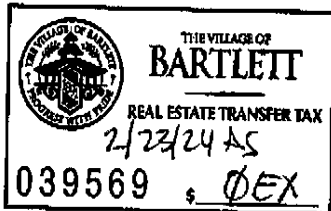
DATED this 16th day of ~~January~~, 2024.

January 18th 2024

THIS IS NOT A HOMESTEAD PROPERTY TO THE SPOUSE OF THE GRANTOR.

ANDREY YUNKIN

By: Andrey Yunkin



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY **Andrey Yunkin**, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed 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.

(99)

Given under my hand and official seal, this 16th day of January, 2024.

See attachment for Notary

Notary Public

Exempt under the provisions of paragraph E Section 4 of the Real Estate Transfer Tax Act

Date: 5/26/24
By: [Signature]

Property of Cook County Clerk's Office

AFTER RECORDING, MAIL TO:

Aleksandr Yunkin
271 E Railroad Ave, Unit 105
Bartlett, IL 60103

SEND SUBSEQUENT TAX BILLS TO:

Aleksandr Yunkin
271 E Railroad Ave, Unit 105
Bartlett, IL 60103

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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

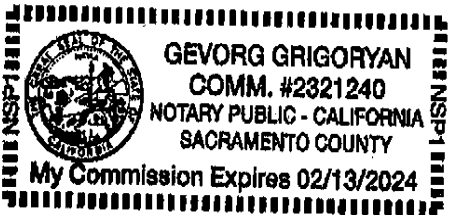
County of Sacramento

On 01/18/2024

before me, Gevorg Grigoryan, Notary public
Here Insert Name and Title of the Officer

personally appeared Andrey Yunkh
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: quit claim deed

Document Date: 1/19/2024 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT 105 IN THE BARTLETT TOWN CENTER BUILDING 2 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7 AND 10 IN BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN:

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0534927025 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 4 AND STORAGE SPACE E, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0534927025.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS AND MAINTENANCE AGREEMENT FOR BARTLETT TOWN CENTER RECORDED AS DOCUMENT NUMBER 0431427069.

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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: January 18th, 2024

Signature: *Andrey Yunkin*
Andrey Yunkin, Grantor

Subscribed and sworn before me
on this 16th day of January, 2024.

99

see attachment for notary

Notary Public

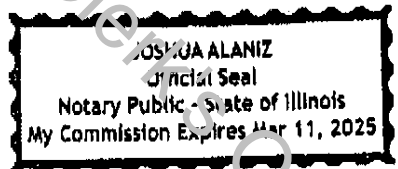
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 01-19-2024

Signature: *Alex Yunkin*
Alexandr Yunkin, Grantee

Subscribed and sworn before me
on this 16th day of January, 2024.

[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 offence and of Class A misdemeanor for subsequent offences.

(Attached 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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CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

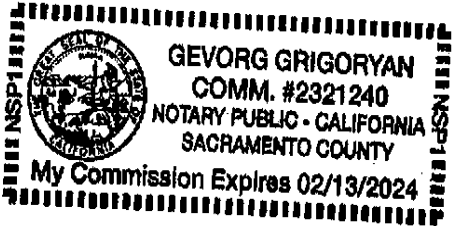
County of Sacramento

Subscribed and sworn to (or affirmed) before me on this 18th day of January, 2024, by
Date Month Year

(1) Andrey Yunkin

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Statement by Grantor and Grantee
Document Date: 1/18/2024 Number of Pages: 4
Signer(s) Other Than Named Above: /

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REAL ESTATE TRANSFER TAX

26-Mar-2024



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

06-35-315-070-1005

20240301663572

1-847-191-088

Property of Cook County Clerk's Office