

UNOFFICIAL COPY

Doc#: 2411320064 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/22/2024 9:44 AM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20240401677121
ST/Co Stamp 1-098-453-296 ST Tax \$0.00 CO Tax \$0.00

ILLINOIS Individuals to Individuals

The GRANTOR(S), SERHII ZAKRYVYDOROHA and OLHA ZAKRYVYDOROHA, Husband and Wife, As Tenants By The Entirety of 101 Old Oak Drive, Unit 414, Buffalo Grove, IL 60089 State of Illinois, County of Lake for and in consideration of TEN DOLLARS AND NO/100 (10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to GRANTEE(S), SERHII ZAKRYVYDOROHA and OLHA ZAKRYVYDOROHA, Husband and Wife and GLEN GANSEVICH, A SINGLE MAN As Joint Tenants of 101 Old Oak Drive, Unit 414, Buffalo Grove, IL 60089 the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit;

UNIT NUMBER 414 IN THE OAK CREEK III LUXURY CONDOMINIUM HOMES, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT "C" IN BUFFALO GROVE UNIT NUMBER 7 BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25298 (7), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (1) real estate taxes for the year 2nd Inst 2023 and subsequent years; (2) covenants conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property. Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of the State of Illinois.

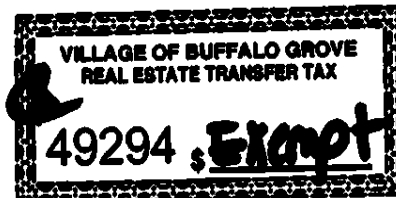
PERMANENT INDEX NUMBER: 03-04-300-026-1077

ADDRESS OF REAL ESTATE: 101 Old Oak Dr. Unit 414 Buffalo Grove, IL 60089

Dated: April 10th, 2024

* 
SERHII ZAKRYVYDOROHA

* 
OLHA ZAKRYVYDOROHA



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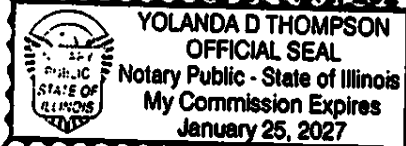
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned Notary, a Notary Public in and for said County, in the State of Illinois, do hereby certify that SERHII ZAKRYVYDOROHA and OLHA ZAKRYVYDOROHA, Husband and Wife personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, that they appeared before me this day in person and acknowledge that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 10th day of April, 2024.



 NOTARY PUBLIC



EXEMPT UNDER PROVISION OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW

Date: April 10th, 2024



 Signature of Buyer, Seller or Representative

AFTER RECORDING MAIL TO:
 Executive Land Title, Inc.
 7794 N Milwaukee Ave.
 Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:
 SERHII ZAKRYVYDOROHA
 101 Old Oak Dr Unit 414
 Buffalo Grove, IL 60089

DEED PREPARED BY: SERHII ZAKRYVYDOROHA 101 Old Oak Dr. Unit 414 Buffalo Grove, IL 60089

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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 April 16th 2024 Signature: _____

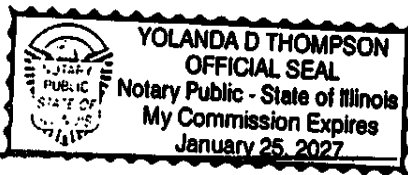
Grantor or Agent

Serhii Zakryvydoroha

Subscribed and sworn to before me by the said Grantor

dated April 16th 2024

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 title to real estate under the laws of the State of Illinois.

Dated April 16th 2024 Signature: _____

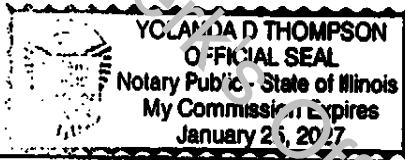
Grantee or Agent

Serhii Zakryvydoroha

Subscribed and sworn to before me by the said Grantee

dated April 16th 2024

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.

(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.