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ACCOMMODATION
RECORDING ONLY

Chicago Title Insurance Company

**QUIT CLAIM DEED
ILLINOIS STATUTORY
JOINT TENANCY WITH
RIGHT OF SURVIVORSHIP**

Doc#: 2412424485 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/3/2024 2:54 PM Pg: 1 of 5

Doc ID 20240501694987

ST/Co Stamp 1-644-882-224 ST Tax \$0.00 CO Tax \$0.00

THE GRANTOR(S), Anna Kudelko, a married woman, of the 609 Ironwood ct., apt C1 of Wheeling, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Anna Kudelko, a married woman and Kristina Konovalova, a single person, as joint tenants with right of survivorship (GRANTEE'S ADDRESS) of 609 Ironwood ct., apt C1, of Wheeling, IL, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

as per legal description attached
THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways

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

Permanent Real Estate Index Number(s): 03-03-100-054-1345

Address(es) of Real Estate: 609 Ironwood Ct. Apt C1, Wheeling, Illinois 60090

Dated this 29th day of April, 2024

Anna Kudelko

Cook County Clerk's Office
Real Estate Transfer Approved
Initial MC Date 4/29/24
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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STATE OF ILLINOIS, COUNTY OF Wake SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anna Kudelko , a married woman, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 29 day of April, 2024

Irina Kameristy (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,

IRINA KAMERISTY REAL ESTATE TRANSFER TAX LAW
OFFICIAL SEAL DATE: <u>5/3/24</u>
Notary Public - State of Illinois
My Commission Expires Aug 28, 2025

Irina Kameristy
Signature of Buyer, Seller or Representative

Prepared By: IRINA KAMERISTY
1425 McHenry Rd Ste 104
Buffalo Grove, IL. 60089

Mail To:
Anna Kudelko and Kristina Konovalova
609 Ironwood Ct. Apt C1
Wheeling, Illinois 60090
Name & Address of Taxpayer:
Anna Kudelko and Kristina Konovalova
609 Ironwood Ct. Apt C1
Wheeling, Illinois 60090

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 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 04/29/24

Signature *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID _____
THIS 29 DAY OF April,
2024.

NOTARY PUBLIC *[Handwritten 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 and hold title to real estate under the laws of the State of Illinois.

Dated 04/29/24

Signature *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID _____
THIS 29 DAY OF April,
2024.

NOTARY PUBLIC *[Handwritten 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 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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Exhibit A

Unit No.1-16-69-R- C-1 in the Lexington Commons Coach Houses Condominium together with a perpetual and exclusive easement in and to Garage Unit No. G1-16-69-R-C-1 as delineated on a Plat of Survey of a Parcel of land being a part of the West 1/2 of the West 1/2 of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian, lying North of the center line of McHenry Road, in Cook County, Illinois (hereinafter referred to as "Development Parcel"), a portion of which Development Parcel is described as being Lexington Commons Unit 1 Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 3, aforesaid, according to the Plat thereof recorded July 28, 1978 as Document 24557904, which Survey is attached as Exhibit A to Declaration of Condominium made by Central National Bank in Chicago, as Trustee under Trust Agreement dated September 30, 1977 and known as Trust Number 22718, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 11, 1978 as Document 24759029 as amended from time to time, together with a percentage of common elements appurtenant to said Units as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with amended Declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended Declarations are filed of record, in the percentages set forth in such amended Declarations which percentages shall automatically be deemed to be conveyed effective on the recording of such amended Declarations as though conveyed hereby.

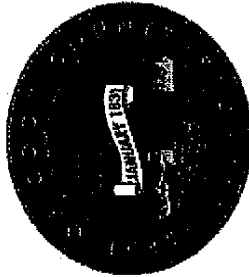
Permanent Index Number(s): 03-03-100-054-1345

Property Address: 609 Ironwood Ct. C1, Wheeling, IL 60090

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REAL ESTATE TRANSFER TAX

03-May-2024



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

03-03-100-054-1345

20240501694987

1-644-882-2224

Property of Cook County Clerk's Office