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Doc#: 2416914000 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/17/2024 9:28 AM Pg: 1 of 4

QUIT CLAIM DEED

Dec ID 20240601623677

ST/Co Stamp 0-506-600-752 ST Tax \$0.00 CO Tax \$0.00

ILLINOIS

Individuals to Individuals

The GRANTOR (S),

Lana Belzatski, a single woman, Artem Andriyenko and Anna Priyemets, Husband and Wife, As Joint Tenants With rights of Survivorship of 820 Weidner Rd. Unit 508-3, Buffalo Grove, IL 60089 County of Cook, State of Illinois, for consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable and in consideration, in hand paid, CONVEYS and WARRANTS to GRANTEE(S), **Artem Andriyenko and Anna Priyemets, Husband and Wife, As Tenants By The Entirety** of 820 Weidner Road, Unit 508-3, Buffalo Grove, IL 60089 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit;

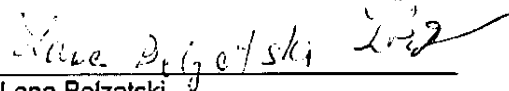
See Attached Legal Description.

SUBJECT TO: (1) real estate taxes for the 2nd Inst year 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.

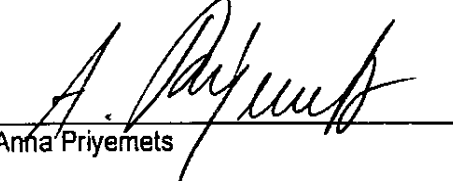
PERMANENT INDEX NUMBER:03-05-303-032-1102

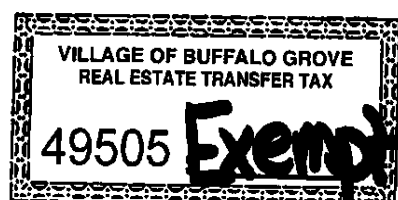
ADDRESS OF REAL ESTATE: 820 Weidner Road, Unit 508-3, Buffalo Grove, IL 60089

Dated June 5, 2024.


Lana Belzatski


Artem Andriyenko


Anna Priyemets

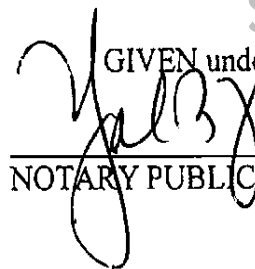


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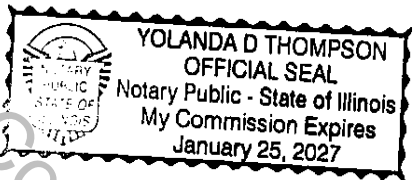
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lana Belzatski, a single woman, Artem Andriyenko and Anna Priyemets, Husband and Wife is personally known to me to be the same persons 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 5th day of **June, 2024**.

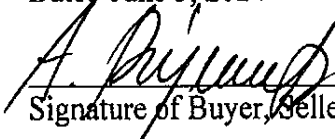


 NOTARY PUBLIC



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

Date: June 5, 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:
 Anna Priyemets and Artem Andriyenko
 820 Weidner Rd Unit 508-3
 Buffalo Grove, IL 60089

DEED PREPARED BY: Anna Priyemets 820 Weidner Rd Unit 508-3, Buffalo Grove, IL 60089

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File Number: 20235048

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 508-3 IN DELACOURTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, 4 AND 5 IN DELACOURTE SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98750553, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE AND PERPETUAL USE OF PARKING SPACES P-47-3 AND P-12-3, A LIMITED COMMON ELEMENT, AS PURSUANT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 98750553.

PIN# 03-05-303-032-1102

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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 June 5, 2024

Signature: Lana Belzatski

Grantor or Agent

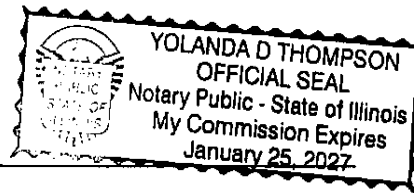
Lana Belzatski

Subscribed and sworn to before me

by the said Grantor

dated June 5, 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 June 5, 2024

Signature: Anna Priemets

Grantee or Agent

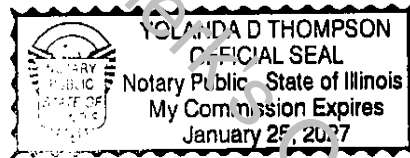
Anna Priemets

Subscribed and sworn to before me

by the said Grantee

dated June 5, 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.