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QUIT CLAIM DEED

Doc#: 2417624112 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/24/2024 9:49 AM Pg: 1 of 5

Dec ID 20240601634864

ST/Co Stamp 1-269-693-744 ST Tax \$0.00 CO Tax \$0.00

THE GRANTORS, **FRANCISCO CRUZ JR.** and **TATIANA CRUZ**, husband and wife, of the village of Wheeling, County of Cook, State of Illinois, and **NATALIIA GRABCHUK**, a married person, of the village of Wheeling, County of Cook, State of Illinois for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEY AND WARRANT to:

FRANCISCO CRUZ JR. of 1359 Glengary Lane, Wheeling, IL 60090, and **TATIANA CRUZ** of 1359 Glengary Lane, Wheeling, IL 60090,

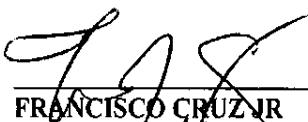
the following described Real Estate situated in the County of COOK in the State of Illinois, to wit: SEE ATTACHED FOR LEGAL DESCRIPTION


SUBJECT TO: general real estate taxes not yet due and payable; covenants, conditions and restrictions of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common but in joint tenancy with the right of survivorship forever.

Property Index Number(s): 03-04-302-037-1075

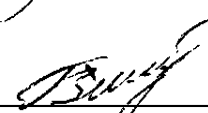
Address of Real Estate: 1606 QUEENS COURT #D1, WHEELING, IL 60090


Dated this 30 day of April, 2024


FRANCISCO CRUZ JR


TATIANA CRUZ


NATALIIA GRABCHUK


Notary Public


Real Estate Transfer Approved
Date: 6/14/24
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

*Signed for the purpose of waiving homestead rights

STATE OF ILLINOIS }
 }SS.
COUNTY OF Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **FRANCISCO CRUZ JR.**, **TATIANA CRUZ**, **NATALIIA GRABCHUK** and Natalia Grabchuk personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared

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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 30 day of April, 2024



Anna Kolossova
NOTARY PUBLIC

This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062

AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062

Send subsequent tax bills to:

FRANCISCO CRUZ JR
1359 Glengary Lane, Wheeling, IL 60090

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW

DATE 04/30/24 BY: *F. Tatiana Cruz*

LEGAL DESCRIPTION

Property of Cook County Clerk's Office

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ATTORNEYS' TITLE GUARANTEE FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:
Property ID: 03-04-302-037-1075

Property Address:
1606 Queens Ct., #D1
Wheeling, IL 60090

Legal Description:
UNIT NO. 1-4-43-R-D-1 IN THE ARLINGTON CLUB CONDOMINIUM AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE FINAL PLATS OF THE ARLINGTON CLUB UNIT 1, UNIT 2, UNIT 3 AND UNIT 4 SUBDIVISIONS OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLATS AND CERTIFICATES OF CORRECTIONS THERETO, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1985 AND KNOWN AS TRUST NO. 64050 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, ON JUNE 17, 1986 AS DOCUMENT NUMBER 86245994 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, 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 THEREBY.

Property 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 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 30, 2024

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Natalia Grabchuk
This 30, day of April, 2024
Notary Public Anna Kolossova



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.

Date April 30, 2024

Signature: [Signature] Tatiana Cruz
Grantee or Agent

Subscribed and sworn to before me
By the said Tatiana Cruz
This 30, day of April, 2024
Notary Public Anna Kolossova



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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03-04-302-037-1075

20240601634864

1-269-693-744



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

Property of Cook County Clerk's Office