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Eugene "Gene" Moore Fee: \$30.50 Cook County Recorder of Deeds

Date: 10/31/2003 11:49 AM Pg: 1 of 4

Doc#: 0330416091

DEED IN TRUST

THE GRANTOR, VITALY SHATSKY, of Cook County, Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto Vitaly Shatsky and Mariya Shklovskaya of Chicago, Illinois, as Co-Trustees under the provisions of a trust agreement entitled the "Mariya Shklovskaya Revocable Trust" dated the 27th day of August 2003, (hereinafter referred to as "the truster regardless of the number of trustees), and into all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, State of Illmois, cowit:

Legal Description:

See Attached "Exhibit A"

Permanent real estate index number(s): 17-04-456-043-1118

17-04-45(-0 \(\frac{1}{2}\)-1129 17-04-450-643-1130

Address:

21 West Chestnut

Unit 1701

Chicago, Illinois 60610

exempt under real estate transfer tax law 35- ILCS200/31-44 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

Agent

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to operate, maintain, repair, rehabilicate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successors or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

ne COOK IN WITNESS WHEREOF, the Grantor has hereunto set her hand as of the 27th day of August, 2003.

STATE OF ILLINOIS) SS. COUNTY OF COOK)

I, Steven L. Baerson, a Notary Public in and for Cook County, Illinois, do hereby certify that Vitaly Shatsky, personally known to me to be the same person whose name is succer bed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and relivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, as of the 27th day of August, 2003.

"OFFICIAL SEAL" STEVEN L. BAERSON Notary Public, State of Illinois Commission Expires 06-13-2006

This instrument was prepared by Steven L. Baerson, 333 No. Michigan Avenue, Suite 728, Chicago, Illinois, 60601.

Please return this document after recording to:

Steven L. Baerson Williams & Baerson, LLC 333 N. Michigan Avenue #728

Chicago, IL 60601

Send subsequent tax bills to:

Mr. Vitaly Shatsky Ms. Mariya Shklovskaya 21 West Chestnut Unit 1701 Chicago, Illinois 60610

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"EXHIBIT A"

LEGAL DESCRIPTION

PARCEL A: UNIT 1/31 AND PARKING SPACE P-4 AND P-5 IN THE 21 WEST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARCEL 1: LOT IN ASSESOR'S DIVISION OF BLOCK 1 IN THE BUSHNEILL'S ADDITION TO CHICAGO OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND PARCEL 2: THE NORTH 10 FEET OF WEST, PEARSON STREET, LYING WEST OF A LINE DRAWN 39.60 FEET, MORE OR LESS, WEST OF THE WEST LINE OF NORTH STATE STREET AND EAST OF A LINE 218.10 FEET MORE OR LESS, WEST OF THE WEST LINE OF SAID NORTH STATE STREET LYING SOUTH OF AND ADJOINING LOT 1 M ASSESOR'S DIVISION OF BLOCK 1 IN BUSHNEILL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD FRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 26, 1999 AS DOCUMENT NUMBER 99296268; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON PLEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL B: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER S-4 AND S-5, AS WELL AS THE EXCLUSIVE RIGHT TO USE THE PATIO ALJOINING THE SECOND LEVEL OF PARCEL A. A LIMITED COMMON ELEMENT. AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID RECORDED AS DOCUMENT 99295263, AS AMENDED FROM TIME TO TIME.

Subject to: Real estate taxes for 2000 and subsequent years; terms, provisions, covenants, conditions, and restrictions of record; provisions, covenants, conditions, and options in and rights and easements established by the Declaration of Condominium Ownership, as amended from time to ame; public and utility easements; special governmental taxes or assessments for improvements not vet completed; unconfirmed special governmental taxes or assessments; and the Illinois Condominium Property Act.

Permanent Real Estate Index Number: 17-04-450-043-1118 17-04-450-043-1129

17-04-450-043-1130

Address of Real Estate: 21 West Chestnut, Unit 1701, Chicago, Illinois.

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STATEMENT OF 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: <u>August 27</u> , 2003	Signature: Signature: Grantor/Agent
Subscribed and sworn to before me by the	
said Steven L. Paerson	"OFFICIAL SEAL" TRACIE W. MCCLINTON
this 27 th day of August 2003.	Notary Public, State of Illinois My Commission Expires 3-22-2006
Notary Public / //// 10. 10. 10.	My Commission Expires 5 22
40	
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 or foreign corporation authorized to do business of	
a partnership authorized to do business or acquire	
entity recognized as a person and authorized to do	
under the laws of the State of Illinois.	Of .
	VICE OF PRODUCE
Dated: <u>August 27</u> , 2003	Signature:
	Gra. vter/Agent
Subscribed and sworn to before me by the	"OFFICIAL SEAL"
said Steven L. Baerson	TRACIE W. MC CLINTON Notary Public, State of Illinois
this 27th day of August 2003.	My Commission Expires 3-22-2006
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.