

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

THE GRANTORS, Alex Zisman and Sima Britva, husband and wife, of the Village of Buffalo Grove, County of Lake, and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM to, Yuriy Kozel, not individually, but as trustee of 200 Queen Cove Land Trust, whose address is 501 Silverside Road, Suite 87AHE, Wilmington, Delaware 19809 (hereinafter referred to as "said trustee"), and unto all and every successor or successors in trust under the trust agreement governing said trust, 100% of Grantors' interest in the following described real estate in the County of Cook, State of Illinois, to wit:



Doc#: 1016831020 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/17/2010 11:07 AM Pg: 1 of 5

**SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.**

**Property Address: 200 Queens Cove, Barrington, Illinois 60010.**

**Perm Real Estate Index Number: 01-01-219-003-1007.**

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, and to renew or extend leases upon any terms and for any period or periods of time and

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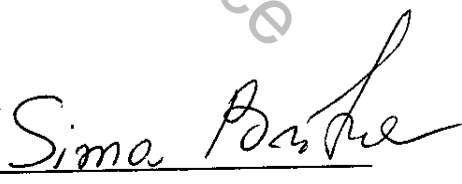
to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part thereof, and to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said property or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said property, or to whom said property 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 property, or be obliged to see that the terms of said trusts 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 agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said property 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 said trusts created by said trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Deed and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee were 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 successor 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.

And the said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the undersigned aforesaid have hereunto set their hands and seals this 11th day of June, 2010.

  
 Alex Zisman

  
 Sima Britva

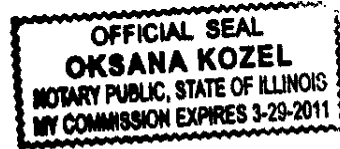
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State of Illinois )  
 )SS.  
County of COKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Zisman and Sima Britva, husband and wife, personally known to me to be the same persons whose names 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 11th day of June, 2010.

Oksana Koziel  
Notary Public  
My commission expires: 3-29-2011



**This instrument was prepared by and after recording return to:**

Lindsey P. Markus, Esq.  
Chuhak & Tecson, P.C.  
30 South Wacker Drive, Suite 2600  
Chicago, Illinois 60606

**Send subsequent tax bills to:**

200 Queen Cove Land Trust  
501 Silverside Road, Suite 87AHE  
Wilmington, Delaware 19809

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated June 11, 2010

Alex Zisman  
Alex Zisman  
Sima Britva  
Sima Britva

**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1:**

UNIT NUMBER 200 IN THE LOCHSHIRE OF BARRINGTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 42 (EXCEPT THE EAST 160 FEET THEREOF AS MEASURED AT RIGHT ANGLES) IN PICKWICK PLACE, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID LOT 42 THAT PORTION DESCRIBED AS FOLLOWS): BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 160.00 FEET, AS MEASURED AT RIGHT ANGLES, OF SAID LOT 42; THENCE ON AN ASSUMED BEARING OF SOUTH 87 DEGREES 16 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 17.35 FEET; THENCE NORTH 57 DEGREES 32 MINUTES 52 SECONDS EAST, 20.60 FEET OF THE WEST LINE OF THE EAST 160 FEET, AS MEASURED AT RIGHT ANGLES, OF SAID LOT 42; THENCE SOUTH 0 DEGREES 19 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF THE EAST 160.00 FEET, AS MEASURED AT RIGHT ANGLES, OF SAID LOT 42, A DISTANCE OF 10.23 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0526716095; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF OUTDOOR PARKING SPACE P-51 AND PATIO AND YARD AREA AS TO UNIT 200, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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## STATEMENT BY GRANTOR AND GRANTEE

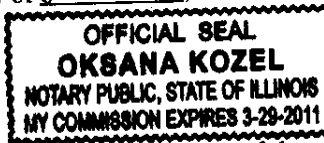
The grantors or their agent affirms that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust are either natural people, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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: 06-11, 2010

Signature: *Alex Zisman*  
Alex Zisman  
*Sima Britva*  
Sima Britva

SUBSCRIBED and SWORN to before me this 11th day of June, 2010.

Notary Public *Oksana Koziel*  
My commission expires: 3-29-2011



The grantee or its agent affirms that, to the best of its knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural people, 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: June 11, 2010

200 Queen Cove Land Trust  
By: *Yuriy Koziel*  
Yuriy Koziel, Trustee

SUBSCRIBED and SWORN to before me this 11th day of June, 2010.

Notary Public *Oksana Koziel*  
My commission expires: 3-29-2011



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 Act.]