

# UNOFFICIAL COPY



DEED IN TRUST

Doc#: 1020710007 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/26/2010 09:53 AM Pg: 1 of 4

THE GRANTOR(S), BASIL NIKIFORAK, an unmarried man, of 1314 Quail Walk, Mount Prospect, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, DOES GRANT AND CONVEY as follows:

(The Above Space For Recorder's Use Only)

to BASIL NIKIFORAK, as Trustee under the provisions of the BASIL NIKIFORAK LIVING TRUST, dated June 24, 2010, and unto all and every successor or successors in trust under said Living Trust(s), the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

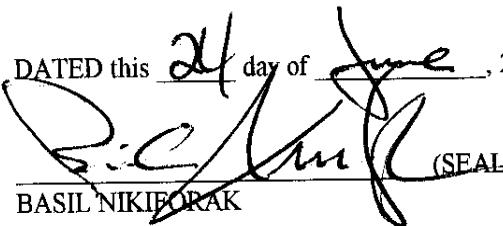
SEE ATTACHED FOR LEGAL DESCRIPTION

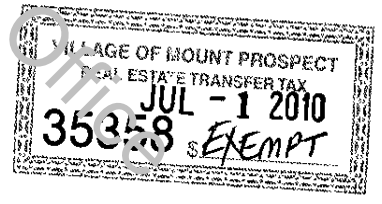
PIN: 08-14-401-082-1005

(all in COOK County, Illinois; and commonly known as 1314 Quail Walk, Mount Prospect, Illinois)

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 4, STATE OF ILLINOIS AND COOK COUNTY REAL ESTATE TRANSFER TAX ACT.

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 the premises with the appurtenances upon the trust and for the use and purposes herein and in said Living Trust(s). SUBJECT TO: General taxes for 2009 and subsequent years and easements, conditions and restrictions of record.

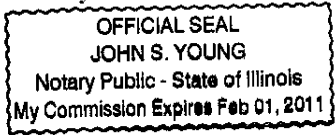
DATED this 24 day of June, 2010.  
  
BASIL NIKIFORAK (SEAL)



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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BASIL NIKIFORAK, 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.

GIVEN under my hand and official seal, this 24 day of June 2010



[Signature]  
NOTARY PUBLIC

This instrument was prepared by John S. Young, 830 E. Rand Road, Suite 9, Mt. Prospect, Illinois 60056.

MAIL TO:

John S. Young  
P.O. Box 428  
Mt. Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:

Basil Nikiforak  
1314 Quail Walk  
Mt Prospect, IL 60056

LEGAL DESCRIPTION

SEE ATTACHED

Property of Cook County Clerk's Office

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**EXHIBIT 'A'**  
**Legal Description****PARCEL 1**

UNIT NUMBER 5 AS SHOWN AND IDENTIFIED IN THE SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN KENROY'S HUNTINGTON BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF LOT 1 (BEING THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14 AFORESAID) WITH THE NORTH LINE OF SAID LOT 1 (BEING THE NORTH LINE OF THE SOUTH 20.00 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14); THENCE SOUTH 88 DEGREES 59 MINUTES 01 SECONDS WEST, 660.00 FEET ALONG THE AFORESAID NORTH LINE OF LOT 1; THENCE SOUTH 1 DEGREES 00 MINUTES 59 SECONDS EAST, 100.00 FEET ALONG A LINE PERPENDICULAR TO SAID NORTH LINE; THENCE SOUTH 88 DEGREES 59 MINUTES 01 SECONDS WEST, 55.0 FEET TO A POINT; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 995 FEET FOR AN ARC DISTANCE OF 296.232 TO THE POINT; SAID CURVE HAVING A CHORD BEING SOUTH 1 DEGREES 24 MINUTES 48 SECONDS W, A DISTANCE 295.229 FEET; THENCE SOUTH 82 DEGREES 42 MINUTES 01 SECONDS WEST 46.59 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE SOUTH 12 DEGREES 19 MINUTES 38 SECONDS EAST, 174.758 FEET TO A POINT; THENCE SOUTH 77 DEGREES 40 MINUTES 22 SECONDS WEST 64.0 FEET TO A POINT; THENCE NORTH 12 DEGREES 19 MINUTES 38 SECONDS WEST 174.758 FEET TO A POINT; THENCE NORTH 77 DEGREES 40 MINUTES 22 SECONDS EAST 64 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS AND RESTRICTIONS FOR BRALEN TOWNHOME CONDOMINIUM NUMBER 1 BUILDING, MOUNT PROSPECT, ILLINOIS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22819056; TOGETHER WITH AN UNDIVIDED 20.4188 PERCENT INTEREST IN THE ABOVE DESCRIBED PREMISES EXISTING THEREFROM ALL OF THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

ALSO:

**PARCEL 2**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 DESCRIBED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RELATING TO THE BRALEN TOWNHOME OWNERS ASSOCIATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2174867.

ALSO:

**PARCEL 3:**

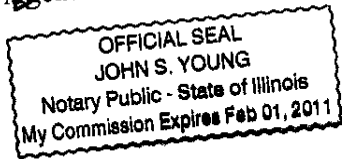
EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER ROADWAY AS CREATED BY DECLARATION DATED FEBRUARY 11, 1971 AND RECORDED FEBRUARY 10, 1971 AS DOCUMENT NUMBER 21401332, MADE BY LA SALLE NATIONAL BANK, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1965 AND KNOWN AS TRUST NUMBER 33425, AND AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1966 AND KNOWN AS TRUST NUMBER 45280 AND AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 12, 1965 AND KNOWN AS TRUST NUMBER 1862 AND KNOWN AS TRUST NUMBER 28948, AS SHOWN ON PLAT OF EASEMENT ATTACHED THERETO AND MARKED EXHIBIT "A" AND IN GRANT OF EASEMENT FROM HUNTINGTON COMMON ASSOCIATION, A NOT FOR PROFIT CORPORATION OF ILLINOIS, DATED SEPTEMBER 21, 1972 AND RECORDED SEPTEMBER 21, 1972 AS DOCUMENT NUMBER 22058659 IN COOK COUNTY, ILLINOIS.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirm that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated 6/24, 2010 Signature: [Signature]  
Grantor or Agent

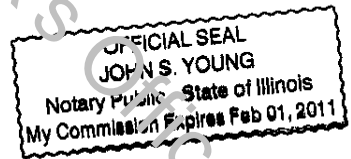


Sworn and subscribed to before me  
this 24 day of June, 2010.

Notary Public: [Signature]

The grantee or his/her 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 6/24, 2010 Signature: [Signature]  
Grantee or Agent



Sworn and subscribed to before me  
this 24 day of June, 2010.

Notary Public: [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)