

UNOFFICIAL COPY

**DOCUMENT PREPARED BY
AND MAIL TO:**

Lanphier & Kowalkowski, Ltd.
568 Spring Rd., Ste. B
Elmhurst, IL 60126-3896



**ADDRESS OF GRANTEE and
Send Subsequent Tax Bills to:**

Valeria Yashina
1009 Raleigh Road
Glenview, IL 60025

Doc#: 1224344018 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/30/2012 10:27 AM Pg: 1 of 3

QUIT CLAIM DEED

THE GRANTORS, IPENE YASHINA, an unmarried woman and VALERIA YASHINA, her mother divorced and not since remarried, of the City of Glenview, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEY and QUIT CLAIM to VALERIA YASHINA, as trustee of the VALERIA YASHINA TRUST Dated July 3, 2012, the following, described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 312 IN PARK PLACE TOWER I, A CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 31, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0011020878, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM, IN THE NORTHWEST FRACTIONAL ¼ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number (s): Part of 14-21-101-031-0000 and 14-21-101-032-0000 (Pre-conversion).

Address of Real Estate and Grantee: Unit 312, 655 West Irving Park Road, Chicago, Illinois 60613

DATED this 30th day of July, 2012

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IRENE YASHINA

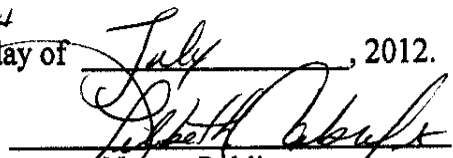


VALERIA YASHINA

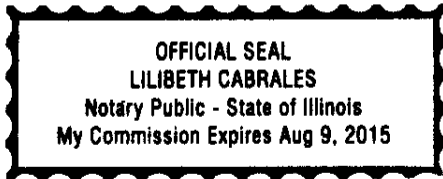
STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY that, IRENE YASHINA, an unmarried woman and VALERIA YASHINA, divorced and not since remarried, 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.

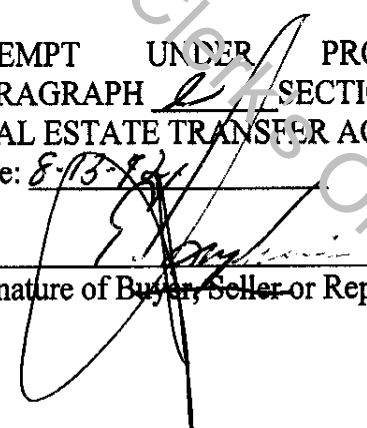
Given under my hand and official seal, this 30TH day of July, 2012.
Commission expires Aug. 9, 2015



Notary Public



EXEMPT UNDER PROVISIONS OF
PARAGRAPH 2 SECTION 4,
REAL ESTATE TRANSFER ACT

Date: 8-13-2011


Signature of Buyer, Seller or Representative

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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.

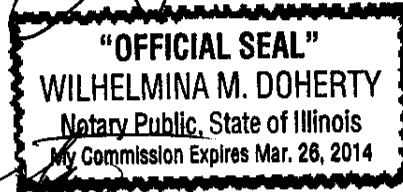
Dated: August 13, 2012

Signature: *E. Paul Lanphier*
E. PAUL LANPHIER, Agent

Subscribed and sworn to before me
by the said Grantor or Agent
this 13th day of August, 2012

Notary Public

Wilhelmina M. Doherty



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.

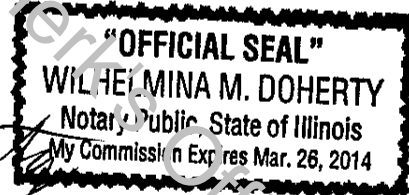
Dated: August 13, 2012

Signature: *E. Paul Lanphier*
E. PAUL LANPHIER, Agent

Subscribed and sworn to before me
by the said Grantee or Agent
this 13th day of August, 2012

Notary Public

Wilhelmina M. Doherty



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)