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Doc# 1635155185 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/16/2016 12:34 PM PG: 1 OF 4

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made this 1 day of December, 2016, by and between Yuriy Kozel, not individually, but as Trustee of 200 QUEEN COVE LAND TRUST, whose address is 501 Silverside Road, Suite 87AHE, Wilmington, Delaware 19809 (the "Grantor"), and SIMA BRITVA, whose address is 1201 Bristol Lane, Buffalo Grove, Illinois 60089 (the "Grantee").

WITNESSETH, that the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor, as Trustee of the above-described trust, and of every other power and authority of the Grantor hereunto enabling, hereby CONVEYS and QUIT CLAIMS unto the Grantee all of the Grantor's interest in and to the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: 200 Queens Cove, Barrington, Illinois 60010

Permanent Real Estate Index Number: 01-01-219-003-1607

TO HAVE AND TO HOLD said premises forever.

And the Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has hereunto set his hand this 1 day of December, 2016.

YURIY KOZEL, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Stern Law Team, LLC
1363 Shermer Road, Suite 324
Northbrook, IL 60062

SEND TAX BILLS TO:

Sima Britva
1201 Bristol Lane
Buffalo Grove, IL 60089

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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 32 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 0526718095, 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 **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 December 1, 2016

Signature: *Gary J. St...*, Agent
Grantor or Agent

Subscribed and sworn to before me
By the said *Gary J. St...*
This 1 day of December, 2016
Notary Public *Jane E. Petrie*



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 December 1, 2016

Signature: *Gary J. St...*, Agent
Grantee or Agent

Subscribed and sworn to before me
By the said *Gary J. St...*
This 1 day of December, 2016
Notary Public *Jane E. Petrie*



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.