

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)



Doc# 1734955167 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/15/2017 12:46 PM PG: 1 OF 4

### MAIL TO:

Scott B. Friedman, Esq.  
1110 W. Lake Cook Rd. #185  
Buffalo grove, IL 60089

### NAME & ADDRESS OF TAXPAYER:

Alex ~~Akselrud~~ <sup>(50)</sup> AKSELRUD  
45 Prairie Park Rd. #410  
Wheeling, IL 60090

**THIS INDENTURE**, made this 15th day of December 2017, by Rimma Akselrud, as Trustee under the provisions of a certain Trust Agreement Dated November 21, 2005 and known as: The Rimma Akselrud Revocable Trust, established under the Laws of the State of Illinois, of the Village of Riverwoods, County of Lake, State of Illinois- Grantor

**WITNESSETH**, That Grantor, in consideration of the sum of TEN and NO/100's (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, do hereby convey and warrant: a fifty (50%) interest to The Rimma Akselrud Revocable Trust Dated November 21, 2005 and, a fifty (50%) interest to The Alex Akselrud Revocable Trust Dated November 21, 2005 - Grantee(s), in fee simple, as Tenants in Common, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Subject to: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate. Seller(s) also hereby releases and waives all rights under the Homestead Exemption Laws of the State of Illinois.

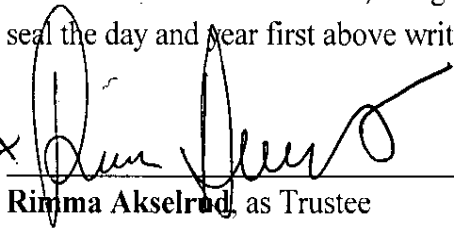
PIN(s): 03-02-100-080-1034; 03-02-100-080-1106; 03-02-100-080-1107

Address of real estate: 45 Prairie Park Dr. #410 Wheeling, IL 60090  
+ parking spaces P-58 and P-59

  
**Real Estate Transfer Approved**  
Initials MB Date 12/15/17  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

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IN WITNESS WHEREOF, the grantor, as trustee, as aforesaid, does hereunto set her hand and seal the day and year first above written.

X  (SEAL)  
Rimma Akselrud, as Trustee

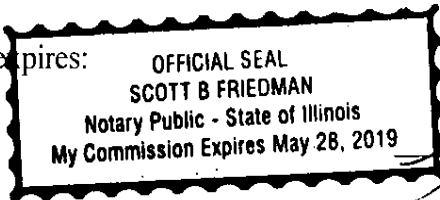
State of Illinois,


County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rimma Akselrud, as trustee and 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of December, 2017

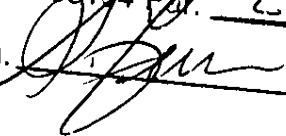
Commission expires:



  
NOTARY PUBLIC

This instrument was prepared by:

Scott B. Friedman, Esq.  
1110 W. Lake Cook Rd. #185  
Buffalo Grove, IL 60089  
847-850-5344

Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. E & Cook County Ord. 95104 Par. E  
Date 12/15/17 Sign. 

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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 a 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 12-15-17

Signature [Signature]  
Grantor or Agent



Subscribed and sworn to before me by the said party this 15th day of December, 2017

Notary Public [Signature]

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 a 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 12-15-17

Signature [Signature]  
Grantee or Agent



Subscribed and sworn to before me by the said party this 15th day of December, 2017

Notary Public [Signature]

**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 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 the Real Estate Transfer Tax Law, 35 ILCS 200/31-1 et seq.]

# UNOFFICIAL COPY

PARCEL 1: UNITS 1410, P-1-58 AND P-1-59 IN PRAIRIE PARK AT WHEELING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH HALF OF SECTION 2 TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0506203148, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1-58 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

Permanent Index Number(s): 03-02-100-080-1034  
Property Address: 45 Prairie Park Dr., Unit 410, Wheeling, IL 60090

Permanent Index Number(s): 03-02-100-080-1106  
Parking Space: P-58

Permanent Index Number(s): 03-02-100-080-1107  
Parking Space: P-59

Property of Cook County Clerk's Office