

# UNOFFICIAL COPY

Doc#: 2015646347 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/04/2020 12:19 PM Pg: 1 of 3

## DEED IN TRUST

131063

After Recording Mail To:

JEFFREY R. NICOLAUS  
40 PRAIRIE PARK DR. #311  
WHEELING, IL. 60090

Dec ID 20200501675615  
ST/CO Stamp 1-918-635-232 ST Tax \$340.00 CO Tax \$170.00

Send Subsequent Tax Bills To:

JEFFREY R. NICOLAUS  
40 PRAIRIE PARK DR. #311  
WHEELING, IL. 60090

THE GRANTOR, LYUDMYA SELINA N.K.A MILA SELINA, **DIVORCED NOT SINCE REMARRIED**, of the CITY of WHEELING, County of COOK, State of ILLINOIS, or and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

**Jeffrey R. Nicolaus, as Trustee of The Jeffrey R. Nicolaus Trust dated June 27, 2007**

of the city of CHICAGO, County of COOK, State of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois:

PARCEL 1:

UNIT 2-311 AND P-2-84 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE PARK AT WHEELING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0506203148, AS AN ENDED FROM TIME TO TIME, IN THE NORTH 1/2 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:


THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2-84 A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

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**, said premises forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Permanent Index Number(s): 03-02-100-082-1159 + 03-02-100-082-1291  
Address of the Real Estate: 40 Prairie Park Drive, Unit 311, Wheeling, IL 60090

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate taxes for 2019 and subsequent years.

  
**Real Estate Transfer Approved**  
Initials: EM Date: 5/05/20  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

# UNOFFICIAL COPY

*[Signature]*  
 DATED this 16th day of April, 2020  
 \_\_\_\_\_  
 LYUDMYLA SELINA N.K.A MILA  
 SELINA

STATE OF IL }  
 } SS.  
 COUNTY OF Will }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **LYUDMYLA SELINA N.K.A MILA SELINA**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered this said instrument as her 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 16 day of April, 2020.

*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC



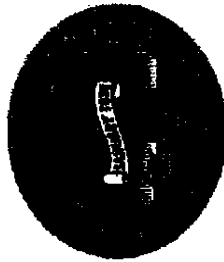
This instrument prepared by: SHVARTSMAN LAW OFFICE, 400 Skokie Blvd,  
 Suite 220, Northbrook, Illinois 60062.

Property Clerk's Office

# UNOFFICIAL COPY

## REAL ESTATE TRANSFER TAX

12-May-2020



COUNTY:

170.00

ILLINOIS:

340.00

TOTAL:

510.00

03-02-100-082-1159

20200501675615

1-918-635-232

Property of Cook County Clerk's Office