

# UNOFFICIAL COPY

**This Document Prepared By:**  
**AJP LAW FIRM, LLC**  
411 E. Business Center Drive – Suite 108  
Mount Prospect, Illinois 60056

Doc#: 2309629030 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/06/2023 10:03 AM Pg: 1 of 3  
Dec ID 20230401689326

**After Recording, Mail To:**  
**Lilia Drabkina and**  
**Arkady Kantor, as trustees**  
2154 Shermer Rd.  
Glenview, Illinois 60026

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED IN TRUST

The Grantor(s),

ARKADY KANTOR and LILIA DRABKINA, a married couple, GRANTOR(S)

Whose mailing address is 2154 Shermer Rd. Glenview, Illinois 60026;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and quitclaim to:

ARKADY KANTOR and LILIA DRABKINA, as trustees, of THE KANTOR-DRABKINA FAMILY TRUST, dated July 22, 2013 GRANTEE(S),

Whose mailing address 2154 Shermer Rd. Glenview, Illinois 60026

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

THE SOUTHWESTERLY 44.02 FEET OF LOT 58 IN WESTGATE AT THE GLEN PHASE 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2016, AS DOCUMENT 1627118098, IN COOK COUNTY, ILLINOIS.

Parcel 2:

A non-exclusive easement for ingress and egress for the benefit of Parcel 1 as created by Westgate at the Glen Phase 2, subdivision of part of the Northeast 1/4 of Section 28, Township 42 North, Range 12 East of the Third Principal Meridian, recorded September 27, 2016 as Document 1627118098 and as set forth in Article XI of the Declaration of Covenants, Conditions, Easements and Restrictions for Westgate at the Glen Homes, made by Development Solutions, GLN, LLC, dated July 9, 2015 and recorded July 10, 2015 as recording no. 1519144070, as amended from time to time, over Outlots K and M to access Coral Lane and Constellation Road.

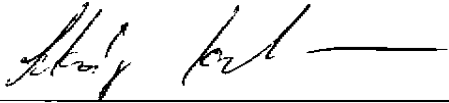
Permanent Index Number: 04-28-208-048-0000 (Previously 04-28-202-015-0000)

Site Address: 2154 Shermer Rd. Glenview, Illinois 60026

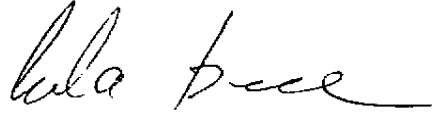
# UNOFFICIAL COPY

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever. The GRANTEE has the power and authority to encumber or otherwise to manage and dispose of the herein above described real property; including, but not limited to, the power to convey.

Dated this 31 day of March, 2023



ARKADY KANTOR


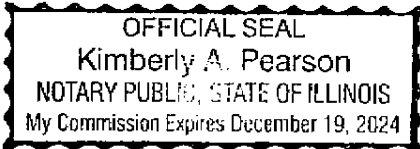


LILIA DRABKINA

STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ARKADY KANTOR and LILIA DRABKINA, 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 individually acknowledged that they signed 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 31 day of March 2023.

  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

"Exempt under Paragraph (c) Section 31-45;  
Illinois Real Estate Transfer Tax Act  
4/4/23  
Date  
\_\_\_\_\_  
Buyer, Seller or Representative

SEND FUTURE TAX BILLS TO:  
Lilia Drabkina and  
Arkady Kantor, as trustees  
2154 Shermer Rd.  
Glenview, Illinois 60026

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, 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 this 31 day of March, 2023.



ARKADY KANTOR

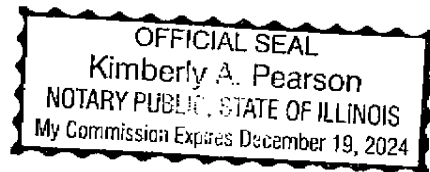


LILIA DRABKINA

Subscribed and sworn to before me by the said ARKADY KANTOR and LILIA DRABKINA, this 31 day of March, 2023.

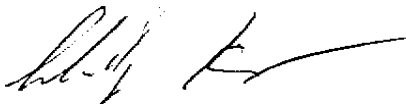


Notary Public:

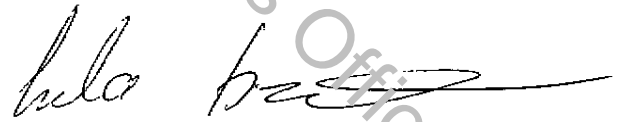


The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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 this 31 day of March, 2023.

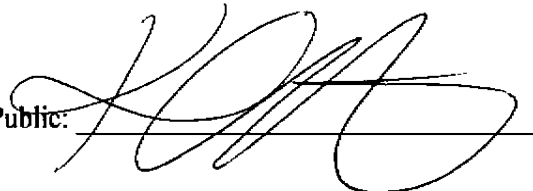


ARKADY KANTOR, trustee



LILIA DRABKINA, trustee

Subscribed and sworn to before me by the said ARKADY KANTOR and LILIA DRABKINA, as trustees, of THE KANTOR-DRABKINA FAMILY TRUST, dated July 22, 2013, this 31 day of March, 2023.



Notary Public:

