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Doc#. 2319841055 Fee: \$107.00

Karen A. Yarbrough

ATN 23-143534 1/2

Cook County Clerk Statutory (ILLINOIS) Date: 07/17/2023 10:54 AM Pg: 1 of 4 IN TRUS Dec ID 20230601662522 ST/CO Stamp 0-540-847-824 ST Tax \$365.00 CO Tax \$182.50 Dmitry R. Moroz, married man to Sofiya Moroz*, of the City of Wheeling, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to Opens Or CC (The Above Space for Recorder's Use Only) THE GRANTEE: Julia Yureva.* , the following described real estate situated in the County of Cook, State of Illinois, to-wit? as Trustee of Julia Yureva Revolable uniner Trust Dated May 2, 2023, 4x PARCEL 1: UNIT NUMBER 2-407 AND P-2-47 IN PRAIRIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS AT (ACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 03, 2025 AS DOCUMENT NUMBER 0506203148; TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2-47, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148. 03-02-100-082-1167, 03-02-100-082-1255 Property Index Number (PIN): Address of Real Estate: 40 Prairie Park Dr. Unit 407, Wheeling, IL 60090 Hereby releasing and waiving all rights under the laws of the State of Illinois, to have and hold said premises, forever. Subject to easements for public utilities, covenants, conditions and restrictions of record, and general real estate taxes not yet due and payable. * and unto all and every successor or

successors in trust under said trust agree ment, the public to

VALID FOR A PERIOD OF

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Dated this 20 day of June, 2023	•
	College
Dmitry R. Moroz	Sofiya Moroz
State of Illinois)) SS	
County of Cook)	
Sofiya Moroz, personally known to a foregoing instrument, appeared before	ounty and State, do hereby certify that Dmitry R. Moroz and me to be the same person whose names are subscribed to the me this day in person, and acknowledged that they signed woluntary act, for the uses and purposes therein set forth.
Given under my hand and offi	icial soil, this <u>26</u> day of June, 2023.
Roman Alem	
Notary Public	2
OFFICIAL SEAL ROMAN MOROZ NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/13/24	C/O/A/SO/FICO
This instrument was prepared by:	S. Aaron Tenenbaum 2222 Chestnut Ave., Ste. 201, Glenview, IL 60026
Mail to:	Send Subsequent Tax Bills to:
	Dulia Yureva
	Julia Yureva 58 Legacy lane Wheeling, Il 60090
	w new 11/2 20 6 0070

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

FULL POWER AND AUTHORITY are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any party thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times note filter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, portgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.

05-Jul-202

182.50 365.00

547.5

0-540-847-824

COUNTY

ILLINOIS:

TOTAL: TOTAL: 20230601662522 | C

REAL ESTATE TRANSFER TAX

03-02-100-082-1167