

# UNOFFICIAL COPY

Doc#: 2405740023 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/26/2024 01:24 PM Pg: 1 of 4

## DEED IN TRUST

Dec ID 20240201634748

City Stamp 2-085-364-272

Grantor, YULIYA YANOVSKAYA, a married woman, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim to YULIYA YANOVSKAYA, not individually but as Trustee under the YULIYA YANOVSKAYA Trust Agreement dated the 7 day of February 2024, her Successor or Successors in interest, the following described real estate in County of Cook, State of Illinois.

### PARCEL 1:

UNIT 1206, P-123 AND P-190 IN THE PRAIRIE HOUSE AT CENTRAL STATION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 66.49 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 00'21" EAST 66.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH ALONG SAID EAST LINE 371.0 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 15<sup>TH</sup> PLACE; THENCE SOUTH 89 58'41" EAST 232.93 FEET ALONG SAID EXTENSION; THENCE NORTH 08 24'46" WEST 441.78 FEET; THENCE NORTH 89 58'41" WEST 175.10 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 65.38 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 06'23" EAST, A DISTANCE OF 65.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY 1.11 FEET ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE BEING AN ARC OF A CIRCLE CONVEX EASTERLY HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 00 04'42" EAST, A DISTANCE OF 1.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 01'19" WEST ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE, 197.59 FEET; THENCE SOUTH 89 58'41" EAST 41.72 FEET; THENCE NORTH 00 01'19" EAST 198.69 FEET; THENCE NORTH 89 58'41" WEST 41.72 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030163876, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 2003 AS DOCUMENT NUMBER 0030163876.

P.I.N. 17-22-110-107-1147  
17-22-110-107-1304  
17-22-110-107-1371

Commonly known as: 1515 S. Prairie, Unit 1206, Chicago, Illinois 60605  
P-123  
P-190

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real

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estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 hereafter, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if 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 the predecessor in trust.


The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed at Buffalo Grove, Illinois on this 7 day of February, 2024.

  
YULIYA YANOVSKAYA

Exempted under Real Estate Transfer Tax Act, Section 4, Paragraph E, and Cook County Ordinance 95104, Paragraph E. Dated this 7 day of February, 2024.

  
YULIYA YANOVSKAYA

REAL ESTATE TRANSFER TAX		16-Feb-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-110-107-1147 | 20240201634748 | 2-085-364-272

\* Total does not include any applicable penalty or interest due.

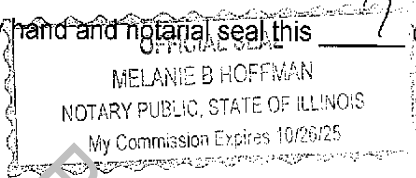
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STATE OF ILLINOIS  
COUNTY OF LAKE

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that YULIYA YANOVSKAYA, a married woman, either personally known to me, or has provided satisfactory evidence of identity, by presenting government issued documentation, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that YULIYA YANOVSKAYA signed, sealed and delivered the said instrument as YULIYA YANOVSKAYA's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7 day of February, 2024.



Melanie B Hoffman  
Notary Public

This Document Prepared by and **Mail to:** Benjamin Rubin, Attorney, RUBIN LAW, A Professional Corporation, 1110 Lake Cook Road, Suite 165, Buffalo Grove, Illinois 60089-1997, 847-279-7999; Fax 847-279-0090E-mail: Email@rubinlaw.com

**Mail tax bill to:**

YULIYA YANOVSKAYA, as Trustee  
1515 S. Prairie, Unit 1206  
Chicago, Illinois 60605

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE  
(55 ILCS 5/3 5020)

## GRANTOR SECTION

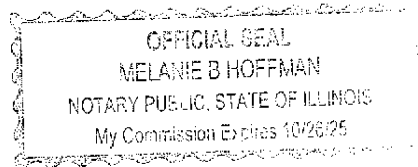
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 February 7, 2024

Signature: *Mel. Hoffmann*  
Grantor or Agent

Subscribed and sworn to before me  
by the said this 7 day of February, 2024

*Melanie B Hoffman*  
Notary Public



## GRANTEE SECTION

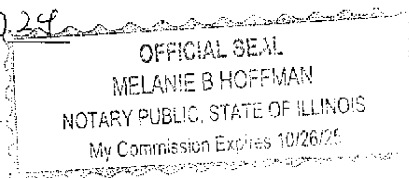
The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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 and hold title to real estate under the laws of the State of Illinois.

Dated February 7, 2024

Signature: *Mel. Hoffmann*  
Grantee or Agent

Subscribed and sworn to before me  
by the said this 7 day of February, 2024

*Melanie B Hoffman*  
Notary Public



## CRIMINAL LIABILITY NOTICE:

NOTE: Pursuant to Section 55 ILCS 5/3-5020 (b)(2), 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.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of the Illinois Real Estate Transfer Tax Act. (35 ILCS 200/Art.31)