

# UNOFFICIAL COPY

ATN24-145310 1/2

## TRUSTEES DEED

After recording mail to:  
Daniel Polyakov  
17 Legacy Ln  
Wheeling, IL 60090  
Tax Bills to:  
Daniel Polyakov  
17 Legacy Ln  
Wheeling, IL 60090

Doc#: 2409214528 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/17/2024 3:54 PM Pg: 1 of 4

Dec ID 20240301658191

ST/Co Stamp 0-299-587-120 ST Tax \$440.00 CO Tax \$220.00

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

This AGREEMENT made this 2 day of March, 2024 between, Judith A. Salstone, Trustee of the Judith A. Salstone Revocable Trust, dated October 24, 2014, Grantor, and DANIEL POLYAKOV, married man, of 3040 Glenway Dr., Northbrook, IL 60062, grantees.

WITNESSETH: WITNESSETH: The Grantor in consideration of the sum of Ten and 00/100 (\$10.00) dollars in receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as Trustee and of every other power and authority the Grantor hereunto enabling, do hereby convey and quitclaim unto the Grantee, in fee simple, the following described real estate situated in Lake County, Illinois:

*The land is described as follows:*

PARCEL 1: THAT PART OF NON-EASEMENT AREA 9 (N.E.A. 9) OF LOT 1 IN MILLBROOK POINTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 2009 AS DOCUMENT NUMBER 0900903039 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF N.E.A. 9; THENCE SOUTH 02 DEGREES 41 MINUTES 41 SECONDS EAST, 61.97 FEET TO THE SOUTHEAST CORNER OF SAID N.E.A. 9; THENCE SOUTH 87 DEGREES 18 MINUTES 19 SECONDS WEST, 36.33 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SOUTH LINE OF N.E.A. 9 AND THE CENTERLINE EXTENDED OF A PARTY WALL, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 18 MINUTES 19 SECONDS WEST, ALONG SAID SOUTH LINE OF N.E.A. 9, 31.24 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SOUTH LINE OF N.E.A. 9 AND THE CENTERLINE EXTENDED OF A PARTY WALL; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG SAID CENTERLINE AND CENTERLINE EXTENDED OF A PARTY WALL, 55.29 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID N.E.A. 9; THENCE NORTH 87 DEGREES 18 MINUTES 19 SECONDS EAST, 24.58 FEET, MORE OR LESS, TO THE INTERSECTION OF

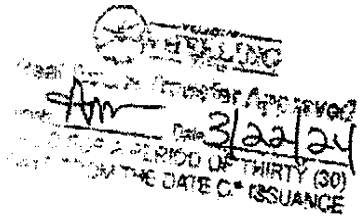
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SAID N.E.A. 9 AND THE CENTERLINE EXTENDED OF A PARTY WALL; THENCE SOUTH 02 DEGREES 41 MINUTES 41 SECONDS EAST, ALONG SAID CENTERLINE AND CENTERLINE EXTENDED OF A PARTY WALL, 26.52 FEET, MORE OR LESS; THENCE NORTH 87 DEGREES 18 MINUTES 19 SECONDS EAST, ALONG SAID CENTERLINE OF A PARTY WALL, 4.00 FEET, MORE OR LESS; THENCE SOUTH 02 DEGREES 41 MINUTES 41 SECONDS EAST, ALONG SAID CENTERLINE AND CENTERLINE EXTENDED OF A PARTY WALL, 28.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2: PERPETAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED JULY 8, 2009 AS DOCUMENT 0918931107 AND AMENDMENT RECORDED AS DOCUMENT 1317045050, IN COOK COUNTY, ILLINOIS.

*Permanent Real Estate Index Number:* 03-02-205-054-0000

*Address of Real Estate:* 17 Legacy Ln, Wheeling, IL 60090



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

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homestead from sale on execution or otherwise.

This deed is executed by the Trustee pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the grantee named herein, and of every other power and authority thereunto enabling.

DATED this 20 day of March, 2024

Judith A. Salstone, Trustee

Judith A. Salstone, Trustee of the  
Judith A. Salstone Revocable Trust,  
dated October 24, 2014

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Lake )



I, Julie Levin Lehrman, a notary public in and for said County, in the State aforesaid, DO CERTIFY THAT Judith A. Salstone, 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 the 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 20 day of March, 2024.



  
Notary Public

This document was prepared by:  
Julie Levin Lehrman, Attorney at Law, 441 Westgate Rd., Deerfield, IL 60015

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REAL ESTATE TRANSFER TAX		29-Mar-2024
	COUNTY:	220.00
	ILLINOIS:	440.00
	TOTAL:	660.00
03-02-205-054-0000		20240301658191   0-299-587-120