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QUIT CLAIM DEED

Doc#: 2417820342 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/26/2024 11:59 AM Pg: 1 of 5

Dec ID 20240601639062

ST/Co Stamp 0-495-928-112 ST Tax \$0.00 CO Tax \$0.00

THE GRANTORS, OKSANA PYATETSKA BULAY, a single woman, of the Village of Palatine, County of Cook, State of Illinois for the consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM to OKSANA PYATETSKA BULAY, as Trustee, or the current Trustee, under the provisions of a Trust Agreement dated May 29, 2024 and known as THE PYATETSKA FAMILY TRUST all interest in the following described Real Estate, situated in Cook County, Illinois, commonly known as 675 Pearson St, Unit 608, Des Plaines, Illinois 60016 and legally described as:

(See legal description marked as "Exhibit A" attached hereto and made a part hereof)

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. THE TERMS AND CONDITIONS APPEARING ON THE NEXT PAGE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(e)

Agent

Date

5/29/24

Permanent Real Estate Index Numbers: 09-17-416-029-1047

Address of Real Estate: 675 Pearson St, Unit 608, Des Plaines, Illinois 60016

DATED this 29 day of May, 2024.

OKSANA PYATETSKA BULAY

The foregoing transfer of title is hereby accepted by Oksana Pyatetska Bulay, of Des Plaines, Illinois, as Trustee, under the provisions of The Pyatetska Family Trust.

Oksana Pyatetska Bulay, Trustee, as aforesaid

Exempt deed or instrument eligible for recordation without payment of tax.

State of Illinois,
County of Lake. SS.

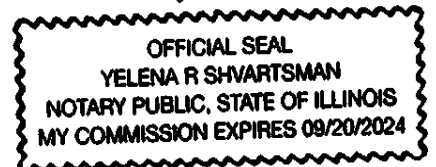
City of Des Plaines

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify Oksana Pyatetska Bulay is personally known to me to be the same person whose names is subscribed to the foregoing instrument. appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as her free and voluntary act. for the use and purposes therein set forth.

Given under my hand and official seal this 29 day of May, 2024.

Commission expires 9/20/24

NOTARY PUBLIC



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This instrument was prepared by:
Yelena. Shvartsman Law Offices
3400 Dundee Rd., Suite 215
Northbrook, IL 60062

Mail To:

THE PYATETSKA FAMILY TRUST
675 Pearson St, Apt 608,
Des Plaines IL 60016

Send Subsequent Tax Bills To:

THE PYATETSKA FAMILY TRUST
675 Pearson St, Apt 608,
Des Plaines IL 60016

Exhibit A
Legal Description

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LEGAL DESCRIPTION

of premises commonly known as 675 Pearson ST, Unit 608, Des Plaines, IL 60016

PARCEL 1: UNIT 1-608 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER POINTE CONDOMINIUM AS DE P01 AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97131342 AND AS A ED FROM TIME TO TIME, IN PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD Principal MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES NW TO PARKING SPACE P1-18 AND STORAGE SPACE S1-18, LIMITED COMMON ELEMENTS, AS SET FORTH FINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERERTO IN COOK COUNTY, ILLINOIS

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TERMS AND CONDITIONS

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or 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 time 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 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, mortgage, 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 (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 its, his or their predecessor in trust.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, 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 another 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: 5/29/2024

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

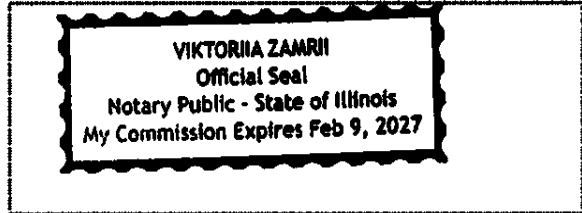
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Jeffrey A. Jones

On this date of: 5/29/2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his 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: 5/29/2024

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Jeffrey A. Jones

On this date of: 5/29/2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**