

UNOFFICIAL COPY

0030008574

7884/0212-86 002 Page 1 of 3

2003-01-03 11:19:20

Cook County Recorder 28.50

TRUSTEE'S DEED
STATUTORY (ILLINOIS)



0030008574

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

THE GRANTOR, ALLISON C. BLAKLEY, as Trustee of the ALLISON CAROL BLAKLEY LIVING TRUST dated September 10, 1999, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to the power and authority of the Grantor as said Trustee and of every other power and authority, the Grantor, hereunto enabled, hereby conveys and warrants to GRANTEE:

Roman Drobetskiy whose address is 760 Weidner, Buffalo Grove, Illinois

The following described real estate situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS; PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; PARTY WALL RIGHTS AND AGREEMENTS; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF GENERAL ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; BUILDING LAWS AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; AND ACTS DONE OR SUFFERED BY OR THROUGH THE PURCHASER.

Commonly knows as: 925 Springhill, Unit 107, Northbrook, Illinois
Permanent Real Estate Tax Index Number: 04-08-200-024-1007

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee, forever.

Dated: December 19, 2002

Allison C. Blakley, as Trustee of the Allison Carol Blakley Living Trust dated September 10, 1999

376915

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Allison C. Blakley, as Trustee of the Allison Carol Blakley Living Trust dated September 10, 1999 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 notarial seal this 19th day of December, 2002.


Notary Public




Mail recorded Deed to:


Lora Drabosky
925 Springfield #107
Northbrook, IL 60062

Mail tax bill to:

Lora Drabosky
925 Springfield #107
Northbrook, IL 60062

STATE TAX	STATE OF ILLINOIS
	JAN.-2.03
	COOK COUNTY

# 0000013267	REAL ESTATE TRANSFER TAX
	00166.00
	FP35 1009

COUNTY TAX	COOK COUNTY
	REAL ESTATE TRANSACTION TAX
	JAN.-2.03
	REVENUE STAMP

# 000013970	REAL ESTATE TRANSFER TAX
	00083.00
	FP35 1021

This instrument prepared by Lawrence Elster, 3924 West Estes, Lincolnwood, IL 60712

PARCEL 1: UNIT NUMBER 107 IN PHEASANT CREEK CONDOMINIUM NUMBER 1 AS DELINEATED ON SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 'A' AND 'B' IN WHITES PLAINS UNIT 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE 2 ACRES CONVEYED TO FREDERICK WALTER BY WARRANTY DEED RECORDED DECEMBER 4, 1849 AS DOCUMENT NUMBER 24234, BEING THE EAST 20 RODS OF THE NORTH 16 RODS OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 8, AND ALSO THE 1 ACRE CONVEYED TO THE CHURCH BY WARRANTY DEED RECORDED APRIL 30, 1851 AS DOCUMENT NUMBER 29581 ALL TAKEN AS A TRACT, (EXCEPTING FROM SAID TRACT THE NORTH 520.00 FEET OF THE WEST 742.00 FEET AND ALSO EXCEPTING THAT PART EAST OF THE WEST 742.00 FEET OF SAID TRACT AND NORTH OF A LINE 246.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8) ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 40928 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22648910 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PHEASANT CREEK ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED MARCH 5, 1974 AND RECORDED MARCH 8, 1974 AS DOCUMENT NUMBER 22648909 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 28, 1975 AND KNOWN AS TRUST NUMBER 49409 TO MARK M. SILVERBERG DATED FEBRUARY 25, 1977 AND RECORDED MARCH 4, 1977 AS DOCUMENT 23839038 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.