

TRUSTEE'S DEED

This Indenture, made this 22nd day of March 2006 between BankFinancial F.S.B., a Federal savings bank, duly authorized to transact business in the State of Illinois, not personally but solely as Trustee under that certain Trust Agreement dated the 23rd day of March, 2005 and known as Trust Number 010825

Grantor, does hereby CONVEY AND QUIT CLAIM unto Avi Lopatin and Justin Lopatin, as Joint Tenants

whose address is 8330 N. Central Park Ave., Skokie, Illinois 60077

Grantee,

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit attached hereto and made a part hereof

Permanent Index Number: 13-12-220-024 and 13-12-220-025

Property Address: 2636 W. Summerdale Avenue, Unit 1S, Chicago, Illinois 60625

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and its Assistant Trust Officer the day and year first above written.

BankFinancial, F.S.B., not personally but solely as Trustee

by [Signature] Trust Officer

by [Signature] Assistant Trust Officer

STATE OF ILLINOIS } SS  
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the Trust Officer and Assistant Trust Officer of BankFinancial FSB, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and notarial seal this 22nd day of March 2006

My Commission Expires: [Signature] Notary Public

Prepared by:  
BankFinancial F.S.B.  
Land Trust Department  
15W060 North Frontage Road  
Burr Ridge, IL 60527



After recording mail to:  
DEFRENZA - MATYJEWICZ, P.C.  
1701 E. LAKE AVE #475  
GLENVIEW, IL 60025

EX 15

400496  
71005




Doc#: 0610002057 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/10/2006 08:12 AM Pg: 1 of 3

[Handwritten initials]

# UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



APR. -5.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

0000033382


REAL ESTATE TRANSFER TAX

0022500

FP 102809

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



APR. -5.06

REVENUE STAMP

0000033382

REAL ESTATE TRANSFER TAX

0011250

FP 326707

CITY TAX

CITY OF CHICAGO



APR. -5.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

0000022565

REAL ESTATE TRANSFER TAX

0168750

FP 102803

PROPERTY OF COOK COUNTY Clerk's Office

**UNOFFICIAL COPY**

EXHIBIT A

## PARCEL 1:

UNIT NUMBER 2636-15 IN THE 2636 W. SUMMERDALE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 64 AND 65 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING A SUBDIVISION OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0535539024 AND AMENDED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 0603410108; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "D" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANTS OF ALL UNITS HAVE WAIVED OR FAILED TO EXERCISE THEIR RIGHTS OF FIRST REFUSAL.

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, 735 ILCS 5/12-901, *et seq.*

ADDRESS OF PROPERTY: 2636-38 W. Summerdale Ave., Unit 2636-15, Chicago, Illinois 60625

PERMANENT INDEX NOS.: 13-12-220-024 and 13-12-220-025