



NORTH STAR

an affiliate of Marshall & Isley Corporation

Trustee's Deed

UNOFFICIAL COPY



Doc#: 0830504022 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/31/2008 08:40 AM Pg: 1 of 4

This Indenture made this 24<sup>th</sup> day of September 2008 between North Star Trust Company, an Illinois Corporation as Successor Trustee to Harris N.A. as Successor to Harris Trust and Savings Bank under the provisions of a deed or deeds in trust delivered in pursuance of a Trust Agreement dated the 7<sup>th</sup> day of May, 2001 and known as Trust Number HTP 4017 party of the first part,

Pavlo Kotlyar

Grantee and party of the second part  
ADDRESS OF GRANTEE: 1510 Canary Ct., Wheeling, IL. 60090

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

"SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

PIN: 03-04-302-037-1326

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to proper use, benefit and behoof forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to 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, and of every other power and authority thereunto enabling.

In Witness Whereof, said part of the first part 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 attested by its Trust Officer, the day and year first above written.

NORTH STAR TRUST COMPANY  
As Trustee, as aforesaid,

By: Angela Giannetti  
Vice President & Trust Officer

Attest: Silvia Medina  
Trust Officer

FIRST AMERICAN  
File # 1815653

# UNOFFICIAL COPY

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 Angela Giannetti, Vice President & Trust Officer and Silvia Medina, Trust Officer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Trust Officer respectively appeared before me this day in person and acknowledged that they signed and sealed and delivered the said instrument as their own free and voluntary act of said Company for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Company did affix the said corporate seal of said Company for the uses and purposes therein set forth.

Given under my hand and notarial seal the 21st day of September, 2008

*Maritza Castillo*  
\_\_\_\_\_  
Notary Public



STATE TAX  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
OCT. 14.08  
# 0000056942

REAL ESTATE TRANSFER TAX	00135.00
FP 103027	

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
OCT. 14.08  
# 0000057147

REAL ESTATE TRANSFER TAX	00067.50
FP 103028	

REVENUE STAMP

\* MAIL TO: Land Tax Bill:  
\* Pavlov Kotlyar  
1510 Canbury Ct. #B-1  
Wheeling IL 60090

\* ADDRESS OF PROPERTY  
1510 CANBURY COURT, UNIT B1  
WHEELING, IL. 60090

\* THIS INSTRUMENT PREPARED BY:  
ANGELA GIANNETTI  
VICE PRESIDENT  
North Star Trust Company  
500 W. Madison St., Suite 3150  
Chicago, Illinois 60661

**UNOFFICIAL COPY****EXHIBIT A LEGAL DESCRIPTION**

UNIT NO. 1-15-70-L-B-1 IN THE ARLINGTON CLUB CONDOMINIUM AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE FINAL PLATS OF THE ARLINGTON CLUB UNIT 1, UNIT 2, AND UNIT 3, BEING SUBDIVISIONS OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLATS AND CERTIFICATES OF CORRECTIONS THERETO, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1985 AND KNOWN AS TRUST NO. 64050 RECORDED IN OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, ON JUNE 17, 1986 AS DOCUMENT NUMBER 86,245,994 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED THEREBY.

03-04-302-037-1326  
1510 Canbury Ct Unit B1  
Wheeling IL 60090

Cook County Clerk's Office

9/19/2008 10:26 AM FROM: Fax Village of Wheeling TO: +1 (630) 820-3577 PAGE: 002 OF 002



255 W. Dundee Road  
 Wheeling, Illinois 60090  
 (847) 459-2600 • Fax (847) 459-9692

### VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 1510 CANBURY UNIT B1 has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By:

Name: Carol TressTitle: Utility Billing and Revenue Collection CoordinatorDate: 9/19/2008