

UNOFFICIAL COPY



TRUSTEE'S DEED

STS 10-00485 (2/4)

THIS INDENTURE, made this 1st day of April, 2010, between ANASTASIA KORTCHAK-MELESHKO, not personally, but as a Trustee of the 1015 BALDWIN LAND TRUST dated July 1, 2008, and any Amendments thereto, party of the first, and TANYA TROYANOVSKY of Northbrook, Illinois, party of the second part.

Doc#: 1011750010 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 04/27/2010 02:18 PM Pg: 1 of 4

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, TANYA TROYANOVSKY of Northbrook, Illinois, the following described real estate, situated in Cook County, Illinois, to-wit:

LEGAL DESCRIPTION: Attached hereto and made a part hereof.

Return to: SUCCESS TITLE OF SUCCESSORS 400 Skokie Blvd, Ste 200 Northbrook, IL 60062

PROPERTY INDEX NUMBER: 16-07-375-107-0000

ADDRESS OF REAL ESTATE: 1015 BALDWIN LANE, UNIT 10, OAK PARK, IL 60302

Subject to general real estate taxes for the year 2009 and subsequent years; building setback lines, easements for public utilities; covenants and restrictions of record; together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behalf, forever, of said party of the second part forever.

This deed is executed by the party of the first part, as a 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.

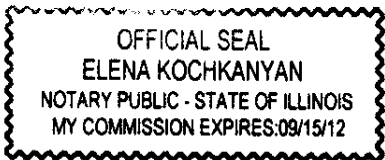
[Signature] ANASTASIA KORTCHAK-MELESHKO, Trustee

EXEMPTION APPROVED [Signature] JESSICA POWELL VILLAGE CLERK VILLAGE OF OAK PARK

STATE OF ILLINOIS } COUNTY OF LAKE } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANASTASIA KORTCHAK-MELESHKO, as a Trustee, 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 they signed, sealed and delivered the said instrument as their his 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 01 day of April, 2010.



[Signature] ELENA KOCHKANYAN NOTARY PUBLIC

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This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,
Illinois 60062

**AFTER RECORDING THIS
INSTRUMENT SHOULD BE SENT TO:**

TANYA TROYANOVSKY
425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062

Send subsequent tax bills to:

TANYA TROYANOVSKY
425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E
SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW

DATE 4-1-10 BY: 

Property of Cook County Clerk's Office

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Dmitriy Meleshko
As an Agent for Ticor Title Insurance Company
200 Milwaukee Ave # 300 Buffalo Grove , Illinois 60089

Commitment Number: STS10_00485

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
1015 BALDWIN LANE, UNIT #10
OAK PARK, IL 60302
Cook County

The land referred to in this Commitment is described as follows:

LOT 9 OF JOHN SCHEISS SUBDIVISION, OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON THE PLAT OF SURVEY PREPARED BY UNITED SURVEY SERVICE, LLC RECORDED AS DOCUMENT NUMBER 0628645011, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-07-323-107-0000

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Success Title Services, Inc.

CHICAGOLAND:
400 Skokie Blvd. Ste. 380, Northbrook, IL 60062
Phone: 847.454.0460 Fax: 847.454.0466

CENTRAL ILLINOIS:
2009 Fox Drive, Ste. B, Champaign, IL 61822
Phone: 217.373.4880 Fax: 866.528.8030

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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: 4-1, ~~200~~ 2010

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
Said this 15th day of April, ~~200~~ 2010

[Signature]
Notary Public



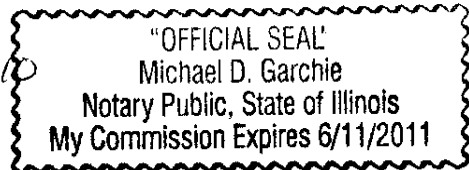
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 4-1, ~~200~~ 2010

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
Said this 15th day of April, ~~200~~ 2010

[Signature]
Notary Public



NOTE: 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 Section 4 of the Illinois Real Estate Transfer Tax Act]