

UNOFFICIAL COPY



TRUSTEE'S DEED

Doc#: 1116719032 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/16/2011 01:05 PM Pg: 1 of 3

MAIL TO:

Mark Petrov
95 MEYERSON WAY
WHEELING IL, 60090

NAME & ADDRESS OF TAXPAYER:

Mark Petrov
95 MEYERSON WAY
WHEELING, IL 60090

This AGREEMENT made this 25th day of May, 2011, between JULIE WALLBAUM, as successor trustee under the Trust Agreement dated the 29th day of October, 1996, and known as THE QUINN LANUS DECLARATION OF TRUST, GRANTOR, and MARK PETROV and RIMMA PETROV, GRANTEEES, of 97 Meyerson Way, Wheeling, Illinois, ⁶⁰⁰⁹⁰ AND ANNA PETROV, AS JOINT TENANTS

WITNESSESS: The Grantor, for and in consideration of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees and of every other power and authority the Grantor hereunto enabling, do hereby convey, warrant and quit claim unto the Grantees, not as Tenants In Common but as Joint Tenants, with rights of survivorship, the following described real estate:

SEE LEGAL DESCRIPTION ATTACHED

Permanent Index No:
03-03-100-054-1297

Property Address
686 Scanlon Drive, Wheeling, Illinois 60090

SUBJECT TO: (1) General real estate taxes for the year 2010, second installment, and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Building line and use and occupancy restriction. (4) Zoning laws and ordinances. (5) Easements of record.

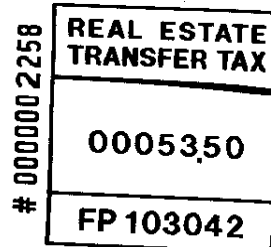
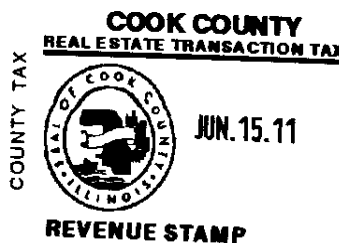
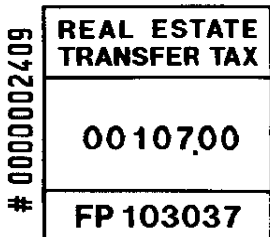
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 25th day of May, 2011.

Julie Wallbaum
JULIE WALLBAUM AS TRUSTEE

77149916
When Recorded Return To:
Indecomm Global Services
2925 Country Drive

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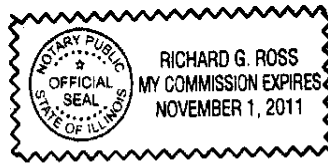
STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JULIE WALLBAUM, as trustee under the Trust Agreement dated the 29th day of October, 1996, and known as THE QUINN LANUS DECLARATION OF TRUST, 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 notary seal, this 25th day of May, 2011.



Notary Public



My commission expires 11/1/11

This instrument was prepared by Richard G. Ross, 851 Providence Drive, Algonquin, IL 60102

Property of Cook County Clerk's Office

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

UNIT NO 1-14-63-L-A-1 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO G-1-14-64-L-A-1 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE WEST HALF OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MCHENRY ROAD, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"), PORTIONS OF WHICH DEVELOPMENT PARCEL ARE DESCRIBED AS BEING LEXINGTON COMMONS UNIT I SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28TH 1978 AS DOCUMENT 24557904, AND LEXINGTON COMMONS UNIT II SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID ACCORDING TO THE PLAT THEREOF RECORDED MAY 23RD, 1979 AS DOCUMENT 24 973283, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30TH, 1977 AND KNOWN AS TRUST NO 22718, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 11TH 1978 AS DOCUMENT 24759029 AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY. TRUSTEE ALSO HEREBY GRANTS TO GRANTEE AND GRANTEE'S 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 AFOREMENTIONED DECLARATION AS AMENDED AND TRUSTEE RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SEET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

Permanent Index Number(s): 03-03-100-054-1297

For informational purposes only, the subject parcel is commonly known as:

686 Scanlon Drive Unit 1-14-63-L-A-1, Wheeling, IL 60090



+U01994329*

1653 6/1/2011 77149916/1

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Burnet Title – 9450 Bryn Mawr Avenue, Suite 700 – Rosemont, IL 60018