

# UNOFFICIAL COPY



13157340270

TRUSTEE'S DEED  
ILLINOIS

Doc#: 1315734027 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/06/2013 09:06 AM Pg: 1 of 3

THIS AGREEMENT MADE THIS 28th DAY  
OF MAY, 2013 BETWEEN  
RAFIE H. KRIKORIAN, AS SUCCESSOR TRUSTEE  
UNDER THE PROVISIONS OF A TRUST  
AGREEMENT DATED JUNE 27, 2003,  
AND KNOW AS THE AVOIDIS DERMENDJIAN  
REVOCABLE TRUST, AS GRANTOR AND  
OF 8580 W POSTER AVE UNIT 409  
IL 60626  
DETELIN ZHELEV,  
OF 4830 N. SACRAMENTO, CHICAGO ILLINOIS, 60625  
AS GRANTEE(S)

WITNESS: THE GRANTOR IN CONSIDERATION OF THE SUM OF TEN DOLLARS  
(\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, RECEIPT WHEREOF  
IS HEREBY ACKNOWLEDGED, AND IN PURSUANCE OF THE POWER AND  
AUTHORITY VESTED IN THE GRANTOR, AS SAID SUCCESSOR TRUSTEE, AND OF  
EVERY OTHER POWER AND AUTHORITY THE GRANTOR HEREUNTO ENABLING,  
DOES HEREBY CONVEY AND QUIT CLAIM UNTO THE GRANTEE(S), THE  
FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK, STATE OF  
ILLINOIS, TO WIT:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND MADE  
A PART HEREOF.

This conveyance is subject to (a) covenants, conditions and restrictions of record, (b) public and  
utility easements and roads, and (c) general taxes for the year 2012 and subsequent years.

Together with the tenements, hereditaments and appurtenances belonging or in any wise  
appertaining.

Permanent Index Number: 12-11-102-113-1029

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A13-1686

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*Ave*

Property Address: 8580 W. FOSTER, UNIT 409, NORRIDGE, ILLINOIS

In Witness Whereof, said Grantor, as Trustee as aforesaid, hereunto set his/her hand and seal the day and year first above written.

*Rafie H. Krikorian*

(SEAL)

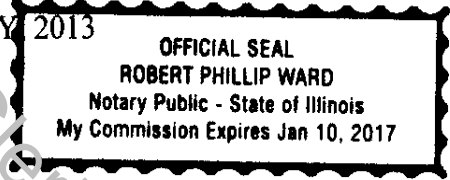
RAFIE H. KRIKORIAN, AS SUCCESSOR TRUSTEE AS AFORESAID

STATE OF ILLINOIS  
COUNTY OF COOK

I, Robert Phillip Ward a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RAFIE H. KRIKORIAN, AS SUCCESSOR TRUSTEE OF THE AVOIDIS DERMENDJIAN TRUST DATED JUNE 27, 2003 personally known to me to be the person who name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her, free and voluntary act, as such trustee, for the uses and purposes therein set forth.

Given under my hand and seal this 28th Day of MAY 2013

Robert Phillip Ward  
NOTARY PUBLIC





MAIL TO:

NAME AND ADDRESS OF TAXPAYER

Kozas Law                      Detelin Zhelev  
105 S. Adell Pl                8580 W. Foster Ave #409  
Elmhurst IL 60126          Norridge, IL 60706

NAME AND ADDRESS OF PREPARER

ANTHONY P. MONTEGNA 4211 W. IRVING PARK RD. CHICAGO IL. 60641

REAL ESTATE TRANSFER	06/05/2013
 	COOK \$67.50
	ILLINOIS: \$135.00
	TOTAL: \$202.50

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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 409 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CASCADES OF NORRIDGE CONDOMINIUM III AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 94784657, LOCATED IN LOT 1 IN CASCADE OF NORRIDGE, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8580 W FOSTER<sup>Ave</sup>, UNIT 409, NORRIDGE ILLINOIS  
PIN: 12-11-102-113-

Property of Cook County Clerk's Office