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1434433066

This instrument prepared by:
Galanopoulos & Galgan
Dean G. Galanopoulos
340 W. Butterfield Road, Suite 1A
Elmhurst, IL 60126

Doc#: 1434433066 **Fee:** \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/10/2014 12:26 PM Pg: 1 of 4

Mail future tax bills to:
Taras Petryk and Mariya Fedorkiv
8045 W. O'Connor Drive, #3D
River Grove, IL 60171

Mail this recorded instrument to:
Alexander Demchenko
2338 W. Belmont Avenue
Chicago, IL 60613

*PNW 11/6/14
H2 1g2*

TRUSTEE'S DEED JOINT TENANCY

This Indenture, made this 6th day of November, 2014, between Delores Svehla and Janet Knapczyk, Co-Trustees under Trust Number 101 dated January 2, 2007, party of the first part, and Taras Petryk and Mariya Fedorkiv, not as tenants in common but as joint tenants, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Index Number: 12-26-206-096-1010

Property Address: 8045 W. O'Connor Drive, Unit 3D, River Grove, Illinois 60171

VILLAGE OF RIVER GROVE
Property
Inspection
No 003361
12/10/14
Approved

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 behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Subject, however, to the general taxes for the year of 2014 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

S Y
P 4
S J
SC V
INT 108

333-CT

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

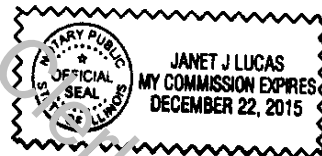
Janet Knapczyk Co-Trustee
Janet Knapczyk, as Co-Trustee

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, do hereby certify that Janet Knapczyk 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 notarial seal, this ninth Day of November 20 14

Janet J. Lucas
Notary Public
My commission expires: Dec. 22, 2015



REAL ESTATE TRANSFER TAX 24-Nov-2014



COUNTY: 56.50
ILLINOIS: 113.00
TOTAL: 169.50

12-26-206-096-1010 | 20141101645650 | 0-789-893-760

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

+ Delores Svehla
Delores Svehla, as Co-Trustee

STATE OF Illinois)
COUNTY OF Will) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Delores Svehla 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 notarial seal, this 6th Day of November 20 14

Karen A. Bettenhausen
Notary Public
My commission expires: 07/05/17



PROPERTY OF COOK COUNTY
Notary's Office

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1410 PNW116074 HL
STREET ADDRESS: 8045 W. O'CONNOR DRIVE UNIT 3-D
CITY: RIVER GROVE COUNTY: COOK
TAX NUMBER: 12-26-206-096-1010

LEGAL DESCRIPTION:

UNIT "3D" AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (TAKEN AS A TRACT):
LOT 1 AND THE WEST 25.00 FEET OF LOT 2 IN KOZIOL'S RIVER GROVE ESTATES RESUBDIVISION IN THE NORTH EAST FRACTIONAL 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY GROVE TOWERS, INC., A CORPORATION OF ILLINOIS, FILED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON AUGUST 5, 1974 AS DOCUMENT NUMBER 22804658 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL AFORESAID (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS