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**This instrument prepared by:**

Joseph A. La Zara  
7246 W. Touhy  
Chicago, IL 60631

Doc#: 1601942047 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/19/2016 10:22 AM Pg: 1 of 2

**Mail future tax bills to:**

Veronica H. Kagan  
8837 Belleforte AVE  
Morton Grove, IL 60053

**Mail this recorded instrument to:**

Flores & Mihevc, LLC  
620 Sheridan Road, Unit 1C  
Highwood, IL 60040

1/2

**TRUSTEE'S DEED**

**This Indenture**, made this 4th day of January, 2016, between Frank Tubikanec, Sr as Trustee of The Frank Tubikanec, Sr Living Trust under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated November 17, 2003, and known as The Frank Tubikanec Sr. Living Trust, party of the first part, and Veronica H. Kagan of 8837 Belleforte Avenue, Morton Grove, Illinois 60053, party of the second part. \* Single woman

**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:

LOT 2 IN BLOCK 6 IN GROVEDALE SUBDIVISION, BEING A SUBDIVISION OF LOT 3 IN SUBDIVISION OF THE SOUTH 23.05 CHAINS OF THAT PART LYING WEST OF NORTH BRANCH ROAD OF THE SOUTH WEST 1/4 OF SECTION 18, AND THE NORTH 13 RODS OF THAT PART LYING WEST OF NORTH BRANCH ROAD OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 5 ACRES THEREOF) AND (EXCEPT THE EAST 270 FEET OF THE SOUTH 1010.77 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 10-18-318-018-0000  
Property Address: 8837 Belleforte, Morton Grove, IL 60053  
AVE

REAL ESTATE TRANSFER TAX		13-Jan-2016
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50

10-18-318-018-0000 | 2015/201656755 | 0-379-051-072

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2015 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

**To Have and To Hold** the same unto said party of the second part, and to the proper use, benefit, and behold 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. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 06021 AMOUNT \$ 675- DATE 1-4-16

ADDRESS 8837 Belleforte  
(VOID IF DIFFERENT FROM DEED)

BY BKA

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

S  
P  
S  
SC  
INT

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

# UNOFFICIAL COPY

### Individual Trustee(s)

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.

*Frank Tubikanec*

Frank Tubikanec, Sr. Trustee

STATE OF ILLINOIS

COUNTY OF COOK

)  
) SS  
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Frank Tubikanec, Sr as Trustee of The Frank Tubikanec, Sr Living Trust, aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 3<sup>rd</sup> day of DECEMBER 2015.

*Michael Anthony Manges*  
Notary Public



Property of Cook County Clerk's Office