

UNOFFICIAL COPY



Doc#: 1602201053 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/22/2016 02:40 PM Pg: 1 of 2

TRUSTEE'S DEED

This indenture made this 28th, Day of **December, 2015**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 28th day of **January, 2013**, and known as Trust Number **8002361107** and party of the first part, and

ADAM MIGUEST AND ALEXEY IGNATOV, as Tenants in Common

Whose address is:
**4413 S. ELLIS AVENUE
CHICAGO, ILLINOIS 60653**

**FIRST AMERICAN TITLE
FILE # 2710589**

Party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LOT 16 IN BLOCK 1 IN MORTENSON AND BATTEN'S SUBDIVISION OF PART OF BLOCK 20 IN FIRST ADDITION TO KENSINGTON IN THE WEST FRACTIONAL HALF OF SECTION 27 NORTH OF INDIAN BOUNDARY LINE AND THE NORTH EAST FRACTIONAL 1/4 OF SECTION 28, LYING SOUTH OF INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 25-28-414-025-0000
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. This deed is made subject to the lien of every trust deed 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.

SCY / N / 2 / Y
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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY
as Trustee as Aforesaid

By: [Signature]
Assistant Vice President

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 the above named Trust Officer of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 28th, day of December, 2015.



[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:
124 E. 124TH STREET
CHICAGO, ILLINOIS 60628

THIS INSTRUMENT WAS PREPARED BY:
CHICAGO TITLE LAND TRUST COMPANY
10 SOUTH LASALLE STREET
SUITE 2750
CHICAGO, ILLINOIS 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Mary Kate Gorman

ADDRESS 10644 S. Western Ave. OR BOX NC _____

CITY, STATE Chicago, IL 60643

SEND TAX BILLS TO: Adam Miguelt
4413 S. Ellis
Chicago, IL 60653

REAL ESTATE TRANSFER TAX 15-Jan-2016



COUNTY:	12.00
ILLINOIS:	24.00
TOTAL:	36.00

25-28-414-025-0000 | 20160101659774 | 0-727-039-040

REAL ESTATE TRANSFER TAX 15-Jan-2016



CHICAGO:	180.00
CTA:	72.00
TOTAL:	252.00*

25-28-414-025-0000 | 20160101659774 | 0-651-756-096

* Total does not include any applicable penalty or interest due.