


# UNOFFICIAL COPY

## TRUSTEE'S DEED

This indenture made this 10TH day of JANUARY, 2017, 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 12TH day of SEPTEMBER, 2012, and known as Trust Number 8002359035, party of the first part and FELIX POLISHCHUK WHOSE ADDRESS IS: 780 Weidner Road, Unit 302, Buffalo Grove, IL 60089, party of the second part.

  
 \*1701349323D\*  
 Doc# 1701349323 Fee \$44.00  
 RHSP FEE:\$9.00 RPRF FEE: \$1.00  
 AFFIDAVIT FEE: \$2.00  
 KAREN A. YARBROUGH  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 01/13/2017 03:02 PM PG: 1 OF 4

Reserved for Recorder's Office

**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:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

**PROPERTY ADDRESS:** 780 Weidner Road, Unit #302 Buffalo Grove, IL 60089

**PERMANENT TAX NUMBER(S):** 03-05-303-023-1091


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.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4(e) REAL ESTATE TRANSFER TAX ACT.

DATED 1-12-17



VILLAGE OF BUFFALO GROVE  
 REAL ESTATE TRANSFER TAX  
 39081 \$ 0.00

4

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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 Trust Officer, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

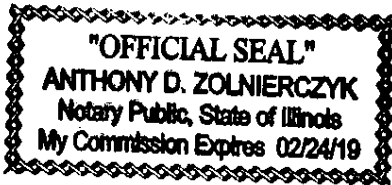
By: \_\_\_\_\_  
Trust Officer

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 Trust Officer appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this **10TH** day of **JANUARY, 2017**.



\_\_\_\_\_  
NOTARY PUBLIC

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 Hymen & Blair, P.C.  
ADDRESS 1411 McHenry Rd, Ste 125  
CITY, STATE, ZIP CODE Buffalo Grove, IL 60089

OR BOX NO. \_\_\_\_\_

SEND TAX BILLS TO:

NAME Felix Polischuk  
ADDRESS 780 Wendover Rd, #302  
CITY, STATE, ZIP CODE Buffalo Grove, IL 60089

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## EXHIBIT "A"

UNIT 780-302 IN CHATHAM PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: PART OF LOT 9 IN CHATHAM SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93877052, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P780-11, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93877052, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF CHATHAM PLACE CONDOMINIUM MASTER COMMON AREA ASSOCIATION RECORDED AS DOCUMENT NUMBER 93877051, AS AMENDED BY DOCUMENT 03081382, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 03-05-303-023-1091

Property Address: 780 Weidner Rd., Unit 302, Buffalo Grove, IL 60089

PROPERTY OF COOK COUNTY CLERK'S OFFICE

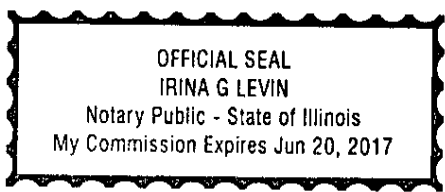
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 10<sup>th</sup> day of January, 20 17. Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by and said [Handwritten Name] this 10<sup>th</sup> day of January, 20 17.  
Notary Public [Handwritten Signature]



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 10<sup>th</sup> day of January, 20 17. Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by and said [Handwritten Name] this 10<sup>th</sup> day of January, 20 17.  
Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantor/grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4, of Illinois Real Estate Transfer Tax Act.