

UNOFFICIAL COPY

Doc#: 1818349045 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2018 09:50 AM Pg: 1 of 2

1820381 ①



PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

Dec ID 20180601614941
ST/CO Stamp 1-999-688-480 ST Tax \$183.00 CO Tax \$91.50

1820381 ①
**TRUSTEE'S DEED
(TENANCY BY THE ENTIRETY)**

THIS INDENTURE, made this 18th day of June, 2018 between FIRST AMERICAN BANK, 218 West Main Street, Dundee, Illinois 60118, an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a Trust Agreement dated the 7th day of February, 2014, and known as Trust No. 1-14-102, party of the first part, and Mykola Tkachuk and Halyna Tkachuk, his wife, not as joint tenants or as tenants in common, but as Tenants By the Entirety, parties of the second part.

GRANTEES' ADDRESS: Chicago, Illinois

WITNESSETH, that said party of the first part, in consideration of the sum of Ten & no/100 Dollars (\$10.00), and the other good and valuable considerations in hand paid, does hereby grant, sell, convey and quitclaim unto said parties of the second part, all of its right, title and interest, if any, in the following described real estate, situated in Cook County, Illinois, to wit:

LOTS 1 AND 2 IN BLOCK 13 IN SCHUMACHER AND GNAEDINGER'S ADDITION TO CHICAGO SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF GRAND AVENUE (EXCEPT 2 ACRES IN THE NORTHEAST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 12-25-406-008-0000

Commonly known as: 2727 N. 73rd Avenue, Elmwood Park, Illinois 60707

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2017 and subsequent years.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same said parties of the second part, and to the proper use, benefit and behoof forever of said parties of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. Nothing in this Deed shall be construed as creating any liability or duty on the part of the Trustee with respect to any Environmental Law, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601 et. seq.) or the Illinois Environmental Protection Act (Ill. Rev. Stat. ch. 111-1/2, Paragraph 1001 et. seq.)

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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 Senior Vice President & Trust Officer and attested by its Vice President & Trust Officer day and year first above written.

FIRST AMERICAN BANK,
As Trustee as aforesaid

BY: *Dawn Griffin*
Senior Vice President & Trust Officer

ATTEST: *Beverly C. Hayes*
Vice President & Trust Officer

STATE OF ILLINOIS
COUNTY OF KANE SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Dawn Griffin of the First American Bank and Beverly C. Hayes of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President & Trust Officer and Vice President & Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Vice President & Trust Officer did also then and there acknowledge that said Senior Vice President & Trust Officer as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Senior Vice President's & Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of June, 2018.

Ilene Si Kaye
Notary Public



RETURN TO: *Halyna Tkachuk*
Mykola Tkachuk
2727 N. 73rd Ave.
Elmwood Park, IL 60707

FOR INFORMATION ONLY INSERT
STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE:

2727 N. 73rd Avenue
Elmwood Park, Illinois 60707

Document Prepared By:
First American Bank
218 West Main Street
West Dundee, Illinois 60118

SEND SUBSEQUENT TAX BILLS TO:

Halyna Tkachuk
Mykola Tkachuk
2727 N. 73rd Ave.
Elmwood Park, IL 60707



Village of Elmwood Park
Real Estate Transfer Stamp

913.50

Page 2

REAL ESTATE TRANSFER TAX

29-Jun-2018



COUNTY: 91.50
ILLINOIS: 183.00
TOTAL: 274.50

12-25-406-008-0000

20180601614941 | 1-999-688-480