

UNOFFICIAL COPY

Doc#: 1820449034 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2018 09:48 AM Pg: 1 of 2

MAIL TAX BILL TO:

Lena Dranovskiy
860 Trace Dr
#107
Buffalo Grove IL
60089

Dec ID 20180701623022
ST/CO Stamp 0-636-847-904 ST Tax \$100.00 CO Tax \$50.00

MAIL RECORDED DEED TO:

Dmitry Melchko
425 Huehl Rd.
Northbrook IL 60062

PREPARED BY:

Cohen Jutla Dovic Makowka, LLC
10729 W. 159th Street
Orland Park, IL 60467
(708) 460-7711
170700004571

SPECIAL WARRANTY DEED
(Corporation to Individuals)

THE GRANTOR, TCF NATIONAL BANK, a national banking association existing under and by virtue of the laws of the United States of America, headquartered in the State of South Dakota and duly authorized to transact business in the State of Illinois, with its principal office in Illinois located at 800 Burr Ridge Parkway, Burr Ridge, IL 60527, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS in hand paid, and pursuant to the authority given by the Board of Directors of TCF National Bank **CONVEYS AND WARRANTS** to **DMITRY DRANOVSKIY**, a married of 428 Ferne Drive, Wheeling, Illinois, and **LENA DRANOVSKIY**, couple of 428 Ferne Drive, Wheeling, Illinois, not as tenants in common but as joint tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

UNIT NUMBER 8-107 IN SANDPIPER CONDOMINIUMS, AS DELINEATED ON PLAT OF SURVEY OF THE WEST 8 ACRES OF THE EAST 30 ACRES OF THE SOUTH 60 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 52328, RECORDED JANUARY 19, 1982 AS DOCUMENT NUMBER 26116685 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND SURVEY.

Commonly known as: 860 TRACE DRIVE, UNIT 107, BUFFALO GROVE, IL 60089

Permanent Index No.: 03-06-400-036-1131

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60607-4650
Recording Department

UNOFFICIAL COPY

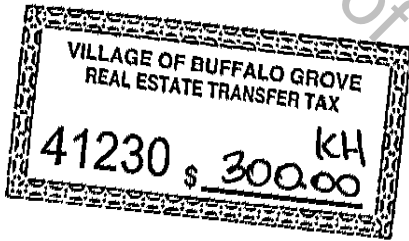
GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

In witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and attested to by its Senior Vice President, this 2nd day of July, 2018.

TCF NATIONAL BANK

BY: Randy Fuchser

ATTEST: [Signature]

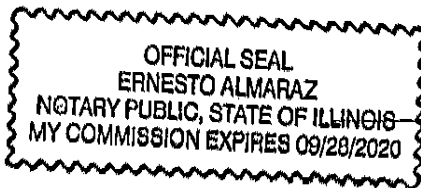


STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Randy Fuchser, personally known to me to be a Vice President of TCF National Bank and Jeff Memeti, personally known to me to be a Senior Vice President of TCF National Bank, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Senior Vice President, they signed and delivered the said instrument, not individually, but in their capacity as Vice President and Senior Vice President of TCF National Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of July, 2018.

Commission expires:



[Signature]

Notary Public