

UNOFFICIAL COPY

TRUSTEE'S DEED



Doc# 1931910012 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/15/2019 10:49 AM PG: 1 OF 3

FIRST AMERICAN TITLE
FILE # 2989855

THIS INDENTURE, made on October 22, 2019 between Igor Elkin and Lilya Elkin, as Co-Trustees under the provisions of a trust agreement dated the 19th day of November 2012, and known as Igor Elkin Revocable Trust, parties of the first part, and Vitaliy Fonarev, party of the second part

WITNESSETH, that said parties of the first part, in consideration of the sum of TEN &00/100 DOLLARS, and other good and valuable consideration 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, Illinois, to wit: (SEE EXHIBIT "A")

AN UNMARRIED PERSON

Subject to: Covenants, conditions and restrictions of record, and building lines and easements, if any; general real estate taxes not yet due and payable.

Commonly Known As 307 Shadowbend Dr., Wheeling, IL 60090

Property Index Number 03-02-418-020-0000

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 by the parties of the first part, as Co-Trustees as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested by the terms of said deed or deeds in trust and/or the provisions of said trust agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said parties of the first part have executed this instrument as of the day and year first above written.

Igor Elkin, solely as Co-Trustee as aforesaid

Lilya Elkin, solely as Co-Trustee as aforesaid



Real Estate Transfer Approved

Initials MB Date 10/25/19
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

S Y
P 3
S —
M —
SC Y
E —
INT ##

REAL ESTATE TRANSFER TAX 12-Nov-2019



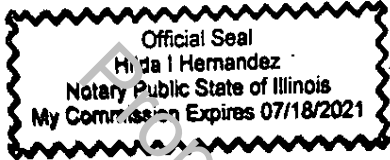
COUNTY: 100.00
ILLINOIS: 200.00
TOTAL: 300.00

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STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Igor Elkin, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 22nd day of October, 2019.

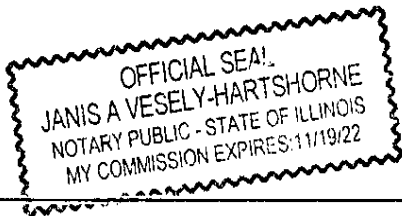


Hilda I. Hernandez (Notary Public)

STATE OF ILLINOIS, COUNTY OF WOOD

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lilya Elkin, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 25 day of October, 2019.



[Signature] (Notary Public)

Prepared By: Neal M. Ross
670 N. Clark St., Suite #300-W
Chicago, Illinois 60654

Mail To:
R. Anthony DeFrenza, Esq.
707 Skokie Blvd., Suite 410
Northbrook, IL 60062

Send Subsequent Tax Bills To:
Vitaliy Fonarev

307 Shadowbend Dr.
Wheeling IL 60090

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: UNIT NUMBER 3 'C' LOT 3, CLUSTER 18 IN SHADOW BEND PHASE III, A SUBDIVISION OF A TRACT OF LAND BEING A PART OF LOTS 2 AND 5 IN THE RESUBDIVISION OF GEORGE STRONG'S FARM IN SECTION 2 AND THE WEST HALF OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF LOT 1 OWNER'S SUBDIVISION OF PART OF THE OLD FILKINS FARM IN SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF LOT 3 OF OWNER'S SUBDIVISION OF SECTIONS 1 AND 2. TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED IN THE REGISTRARS OFFICE ON MAY 10, 1973 AS DOCUMENT LR 2690976 AND RECORDED MAY 10, 1973 AS DOCUMENT 22320784 IN COOK COUNTY, ILLINOIS AND AS AMENDED BY AFFIDAVIT OF CORRECTION DATED JUNE 20, 1973 AND FILED IN THE REGISTRAR'S OFFICE ON JUNE 22, 1973 AS DOCUMENT LR 2699913 AND RECORDED JUNE 22, 1973 AS DOCUMENT 22372159 IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 03-02-418-020-0000 (VOL. 231)

Property Address: 307 Shadowbend Dr., Wheeling, Illinois 60090

Property of Cook County Clerk's Office