

UNOFFICIAL COPY

Doc#: 2100417364 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2021 03:19 PM Pg: 1 of 3

Dec ID 20201201675568

City Stamp 1-113-397-216

TRUSTEE'S DEED



P.O. BOX 129 ADDISON, IL 60101
(630) 629-5000 • MEMBER FDIC

The above space for recorders use only

THIS INDENTURE, Made this 7TH day of AUGUST, 2020,
between OXFORD BANK & TRUST, P.O. Box 129, Addison, Illinois 60101, an Illinois Corporation,
as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement
dated JUNE 7, 2011 and known on its records as Trust No. 1683, party of the first part,
and
SVETOZAR MINKOV & VANESSA BRADEN, is wife, not as joint tenants, not as tenants
in common, but as tenants by the entirety
1925 W. PATTERSON
CHICAGO, IL 60613
party(ies) of the second part,

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and zero/100ths
(\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey unto said
party(ies) of the second part, the following described real estate, situated in COOK County,
Illinois, to-wit:

LOT 9 IN JOHN TURNER'S HEIRS SUBDIVISION OF BLOCKS 1, 2, 3, AND 4 IN JOHN
TURNER'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF
SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, LYING WEST OF LINCOLN AVENUE, EXCEPT THAT PART OF THE
NORTH ¼ OF THE NORTHWEST ¼ OF SAID SOUTHWEST ¼ WEST OF WOLCOTT
STREET, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-19-227-016

PROPERTY ADDRESS: 1925 W. PATTERSON, CHICAGO, IL 60613

REAL ESTATE TRANSFER TAX

02-Dec-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-19-227-016-0000 | 20201201675568 | 1-113-397-216

* Total does not include any applicable penalty or interest due
together with the tenements and appurtenances there unto belonging.

TO HAVE AND TO HOLD the same unto said party(ies) of the second part, and to the proper use, benefit
and behoof forever of said party(ies) of the second part.

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and
restrictions of record.

This space for affixing Riders and Revenue Stamps

UNOFFICIAL COPY

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 conveying the above described premises (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.

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 and attested by its Vice President, the day and year first above written.

OXFORD BANK & TRUST
Trustee as aforesaid.

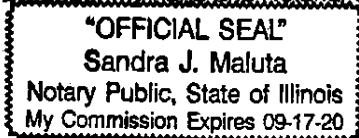
STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS.

By Irene S. Nowicki
Vice President & Trust Officer

Attest: Kira H. VanderBout
Vice President

I, the undersigned, A NOTARY PUBLIC in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Trust Officer of OXFORD BANK & TRUST and the above named Vice President of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President 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, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 7TH day of AUGUST, 2020.



Sandra J. Maluta
Notary Public

PLEASE MAIL TO:

SVETOZAR MINKOV & VANESSA
BRADDEN
1925 W. PATTERSON
CHICAGO, IL 60613

MAIL SUBSEQUENT TAX BILLS TO:

SVETOZAR MINKOV & VANESSA
BRADDEN
1925 W. PATTERSON
CHICAGO, IL 60613

This Document Prepared By:

Irene S. Nowicki
V.P. & Trust Officer
OXFORD BANK & TRUST
P.O. Box 129
Addison, IL 60101
630-629-5000

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISION OF PARAGRAPH 4(e) SECTION 31-45, REAL ESTATE
TRANSFER TAX LAW.

Date: OCTOBER 22, 2020 Signed: Lishan Wang

Buyer, Seller or Agent

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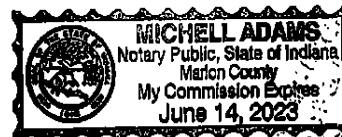
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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, a partnership 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 August 20, 2020

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said ERIK CADENHEAD
This 20th day of AUGUST, 2020
Notary Public Michell L. Adams

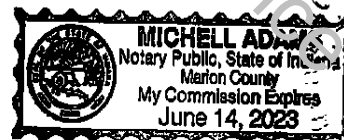


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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.

Date August 20, 2020

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said ERIK CADENHEAD
This 20th day of AUGUST, 2020
Notary Public Michell L. Adams



Note: Any person who knowingly submits a false statement concerning the identity of a 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)