

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2108212245 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/23/2021 11:45 AM Pg: 1 of 2

Dec ID 20201201682137
ST/CO Stamp 1-482-279-952 ST Tax \$170.00 CO Tax \$85.00

THIS INDENTURE, made this 16th day of December, 2020, between Lynne M. Pavel, as successor Trustee of the **DECLARATION OF TRUST OF LAVERNE C. PAVEL** dated October 1, 2001, **Grantor**, and **IGOR IURCHUK**, a single man, of 635 Patton Drive, Buffalo Grove, IL 60089, **Grantee**

(The Above Space For Recorder's Use Only)

WITNESSETH, That Grantor, in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, do hereby convey and warrant unto the Grantee, in fee simple, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

UNIT 309 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MILL RUN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 95806568, AS AMENDED FROM TIME TO TIME, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER P14 AND STORAGE SPACE NUMBER S14 AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 09-16-304-018-1019
Address(es) of Real Estate: 1685 Mill Street, #309, Des Plaines, IL 60016

DES PLAINES Real Estate Transfer Tax
No. 66117
\$2.00 per \$1,000.00
1685 Mill St # 309
CITY OF DES PLAINES

SUBJECT TO: (a) General real estate taxes not yet due and payable; (b) Easement to Comcast IL XI, LLC recorded in Instrument No. 0708034066; (c) Document entitled as Grant of Easement recorded August 31, 2012 as document number 1224410069; (d) Easement Agreement recorded December 13, 2004 as document 0434806169; and (f) Provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded November 21, 1995 as document 95806568 and any amendments thereto. Provisions, conditions and limitations as created by the Condominium Property Act.

IN WITNESS WHEREOF, the Grantor, as successor Trustee, as aforesaid has hereunto set her hand and seal the day and year first above written.

FIRST AMERICAN TITLE
FILE # *af 1003157*

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DECLARATION OF TRUST OF LAVERNE C. PAVEL
 dated October 1, 2001

By: *Lynne M. Pavel*
 Lynne M. Pavel, successor Trustee

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lynne M. Pavel, as successor Trustee of the DECLARATION OF TRUST OF LAVERNE C. PAVEL dated October 1, 2001, 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 16th day of December, 2020.

Kimberly A. Macejak
 Notary Public



THIS INSTRUMENT WAS PREPARED BY:
 Mark A. Lara, Esq.
 GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
 835 McClintock Drive
 Second Floor
 Burr Ridge, Illinois 60527 (630) 655-6000

MAIL TO: R. Anthony DeFrenza
 DeFrenza Mosconi, PC
 707 Skokie Blvd
 Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:
 Igor Iurchuk
 1685 Mill Street, #309
 Des Plaines, IL 60016