

# UNOFFICIAL COPY

Doc#: 2120220421 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/21/2021 01:14 PM Pg: 1 of 3

## TRUSTEE'S DEED

Dec ID 20210701602883  
ST/CO Stamp 0-010-818-320 ST Tax \$299.00 CO Tax \$149.50

THE GRANTORS, JOSEPH NICOLOSI & DONNA PAHL not individually but as Successor Co-Trustees under the provisions of a Trust Agreement Dated July 28, 2014 and known as The Nicolosi Trust Dated The 28<sup>th</sup> Day of July, 2014, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY and QUIT CLAIM** to ANDRII CHEREDNIKOV & HALYNA CHEREDNIKOVA, Husband and wife of 2452 New England of Chicago, State of Illinois, the following described Real Estate:

### PARCEL 1:

UNIT 320 IN TERRACE POINT CONDOMINIUMS OF NORRIDGE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 369.55 FEET OF THE WEST 419.55 FEET OF THE NORTH 260.7 FEET OF THE SOUTH 31 RODS AND 15 LINKS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 11, 1999 AS DOCUMENT 99562264, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-60 AND PARKING SPACE P-60, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

PIN: 12-14-200-089-1040

Commonly known as: 4655 N. Cumberland Ave., Unit 320, Norridge, IL 60706

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantee shall have and hold said premises in fee simple forever.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2021 2<sup>nd</sup> installment and subsequent years.

<b>NORRIDGE TRANSFER-PASSED</b>	
Cert. #	<u>2021TS-0777</u>
Issued By:	<u>KT</u> Date: <u>7/14/21</u>

# UNOFFICIAL COPY

DATED this 13 day of July, 2021

Joseph Nicolosi (SEAL)  
JOSEPH NICOLOSI,

Not individually but as Successor Co-Trustee under the provisions of a  
Trust Agreement Dated July 28, 2014 and known as The Nicolosi Trust Dated July 28, 2014

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF Volusia )

I, Christy Sebastian, the undersigned, a Notary Public in and for  
said County and State, do hereby certify that JOSEPH NICOLOSI, not individually but as  
Successor Co-Trustee of a Trust Agreement Dated July 28, 2014 and known as The Nicolosi Trust  
Dated July 28, 2014, 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.

WITNESS my hand and official seal this 13<sup>th</sup> day of July, 2021.

Christy Sebastian  
NOTARY PUBLIC



File nr: AT 210699

After recording mail to:

Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

1/2

# UNOFFICIAL COPY

DATED this 14 day of July, 2021

Donna Pahl (SEAL)

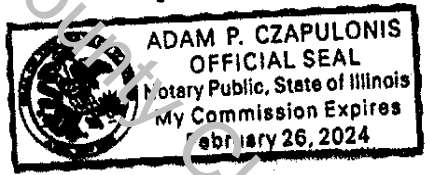
DONNA PAHL,  
Not individually but as Successor Co-Trustee under the provisions of a  
Trust Agreement Dated July 28, 2014 and known as The Nicolosi Trust Dated July 28, 2014

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, ADAM P. CZAPULONIS, the undersigned, a Notary Public in and for said County and State, do hereby certify that DONNA PAHL, not individually but as Successor Co-Trustee of a Trust Agreement Dated July 28, 2014 and known as The Nicolosi Trust Dated July 28, 2014, 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.

WITNESS my hand and official seal this 14th day of July, 20 21.

[Signature]  
NOTARY PUBLIC



Prepared by :Adam P. Czapunonis, Esq., 4738 N. Harlem Ave., Ste. 4, Harwood Heights, IL 60706

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Andrii Cherednikov  
4655 N. Cumberland Ave., #320  
Norridge, IL 60706

Andrii Cherednikov  
4655 N. Cumberland Ave., #320  
Norridge, IL 60706