

TRUSTEE'S DEED
Statutory (ILLINOIS)

UNOFFICIAL COPY

MAIL TO:

Andrii and Anna Stelmakh
5305 N. Delphia Ave, Unit 205
Chicago, IL 60656

TAX BILL TO:

Andrii and Anna Stelmakh
5305 N. Delphia Ave, Unit 205
Chicago, IL 60656

Doc#: 2311555145 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/25/2023 02:29 PM Pg: 1 of 5

Dec ID 20230401689541

ST/CO Stamp 0-476-896-464 ST Tax \$185.00 CO Tax \$92.50

City Stamp 0-745-331-920 City Tax: \$1,942.50

THE GRANTOR: Czeslawa Wasilkowska, not individually but as trustee of the Czeslawa Wasilkowska Revocable Living Trust dated July 14, 2020 for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, Convey and Warrant to **GRANTEES Andrii Stelmakh and Anna Stelmakh, husband and wife**, of 4740 N. Sayre Ave, Harwood Heights, IL 60706, not as tenants in common and not as joint tenants **but as tenants by the entirety**, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

SUBJECT, HOWEVER, to: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the 2nd installment of the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

PERMANENT INDEX NUMBER: **12-11-119-020-1014**

PROPERTY ADDRESS: **5305 N. Delphia Ave, Unit 205, Chicago, IL 60656**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20 day of April, 2023.

X Czeslawa Wasilkowska
Czeslawa Wasilkowska, not individually
but as trustee of the Czeslawa Wasilkowska
Revocable Living Trust dated July 14, 2020

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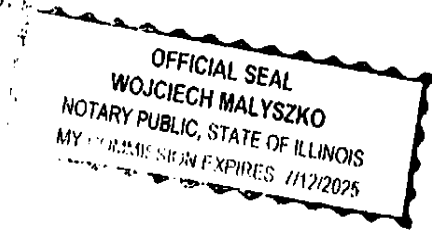
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Czeslawa Wasilkowska** is 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 20 day of April, 2023.

Commission expires 07/12/2025.

[Signature]
NOTARY PUBLIC



PREPARED BY:

Alicja M. Sroka
Alicja M. Sroka & Associates, P.C
Attorney at Law
7742 W. Higgins Rd. Unit C102
Chicago, Illinois 60631

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 205 IN INNISBROOK 1 CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 4 IN ALBERT SCHORSCHS SON'S CATHERINE COURTS TRACT NO.1, IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 3 IN SAID SUBDIVISION 965.76 FEET; THENCE SOUTH 468.26 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE SOUTH 159.0 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 58 MINUTES WEST 309.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 01 DEGREES 38 MINUTES 10 SECONDS EAST 158.98 FEET; THENCE EAST 304.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MC NERNEY-GOSLIN, INC., AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22199542, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

25-Apr-2023



CHICAGO: 1,387.50

CTA: 555.00

TOTAL: 1,942.50 *

12-11-119-020-1014 | 20230401689541 | 0-745-331-920

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

25-Apr-2023



COUNTY:	92.50
ILLINOIS:	185.00
TOTAL:	277.50

12-11-119-020-1014

| 20230401689541 | 0-476-896-464