

PT 23-95056

UNOFFICIAL COPY

Doc#: 2331013042 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/06/2023 09:22 AM Pg: 1 of 3

Dec ID 20231001645457
ST/CO Stamp 0-251-890-640 ST Tax \$397.00 CO Tax \$198.50

TRUSTEES' DEED (ILLINOIS)

THE GRANTORS, **Ronald M. Satz, as Trustee for The Ronald M. Satz Living Trust dated August 1, 2017, and any amendments thereto**, for and in consideration of Ten and NO/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEES, **Oksana Nikolenko and Valeriy Nikolenko, husband and wife, as Tenants By The Entirety**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

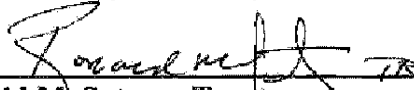
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Buyer; all governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at time of closing, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 03-02-100-082-1548 (Unit 4-507)
03-02-100-082-1491(P-4 51)

Address of Real Estate: 100 Prairie Park Drive Unit 4 307 & P-4-07
Wheeling, IL 60090

Dated this 4th day of October, 2023



Ronald M. Satz, as Trustee

The Grantor executes this deed solely as Trustee and not individually, and no personal liability shall be asserted or enforceable against the Trustee by reason of any of the terms, provisions, stipulations, covenants, and conditions contained in this instrument.

-Notary Page follows-

PROPER TITLE, LLC

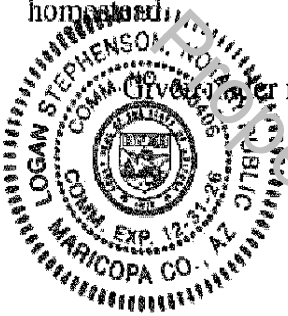


Real Estate Transfer Approved
Initials MC Date 10/16/23
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public and for said County, in the State aforesaid, CERTIFY THAT **Ronald M. Satz, as Trustee**, personally known to me to be the same person(s) whose name a 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.



Under my hand and official seal, this 4th day of October, 2023.

Logan Stephenson
Notary Public

Prepared by: William L. Kabaker
951 Forestway Drive
Glencoe, IL 60022

Mail to: Valeriy Nikolenko, 100 PRAIRIE PARK DRIVE, UNIT 4-507,
WHEELING, IL 60090

Valeriy Nikolenko, 100 PRAIRIE PARK DRIVE, UNIT 4-507,
Name and address of Taxpayer: WHEELING, IL 60090

Property of Cook County Clerk's Office

