

UNOFFICIAL COPY

99723537

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1999-07-29 09:16:42
Cook County Recorder 27.50



99723537

TRUSTEE'S DEED

THIS INDENTURE, dated JULY 23, 1999
between AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO, a National
Banking Association, duly authorized to accept and
execute trusts within the State of Illinois, not
personally but as Trustee under the provisions of a
deed or deeds in trust duly recorded and delivered to
said Bank in pursuance of a certain Trust Agreement
dated 5/20/98 and known as Trust Number
600612-07 party of the first part, and -----

(Reserved for Recorders Use Only)

OLEG RIVKIN AND FENATA RIVKIN, HUSBAND AND WIFE, NOT AS JOINT TENANTS OR TENANTS IN
COMMON BUT AS TENANTS
BY THE ENTIRETY
WHOSE ADDRESS IS: 3305 OLD GLENVIEW ROAD - C, WILMETTE, ILLINOIS 60091

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and
other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part,
the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION FIRST AMERICAN TITLE

Commonly Known As: 3305 OLD GLENVIEW ROAD - C, WILMETTE, ILLINOIS 60091

Property Index Number: 05-31-420-013

together with the tenements and appurtenances thereunto belonging.

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

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. This deed is made subject to the liens of all trust deeds and/or
mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereon affixed, and has caused its name
to be signed to these presents by one of its officers, the day and year first above written.

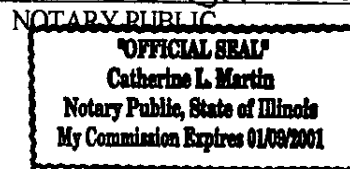
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and not personally,

Prepared By:
American National Bank and Trust
Company of Chicago

By: *Joseph F. Sochacki*
JOSEPH F. SOCHACKI, TRUST OFFICER

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) JOSEPH F. SOCHACKI, an officer of American National Bank and Trust Company of Chicago
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 said officer of said association signed and delivered this instrument as a free and voluntary act, for the
uses and purposes therein set forth.
GIVEN under my hand and seal, dated JULY 23, 1999.

MAIL TO: DANIEL J. DOWD
701 LEE - SUITE 790
DES PLAINES, IL 60016



AC190505 DB
1062 4
KG


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Property commonly known as: 3305 Old Glenview Road C,
Wilmette, Illinois 60091

Legal Description:

THE EAST 27.05 FEET OF THE WEST 84.76 FEET OF THE SOUTH 106.38 FEET AS MEASURED FROM THE WEST BOUNDARY OF THAT PART OF LOT 12 IN COUNTY CLERK'S DIVISION OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE 566.74 FEET NORTH OF (AS MEASURED ALONG THE WEST LINE OF LOT 12) AND PARALLEL TO THE SOUTH LINE OF SAID LOT 12 (EXCEPTING THEREFROM THAT PART LYING NORTHEAST OF THE CENTER LINE OF OLD GLENVIEW ROAD) IN COOK COUNTY, ILLINOIS.

TAX
REVENUE STAMP



COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL 26 99

0000003715

FP 326670	0014775	REAL ESTATE TRANSFER TAX
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Village of Wilmette \$8.00
Real Estate Transfer Tax
JUL 23 1999
Eight - 51 Issue Date

Village of Wilmette \$80.00
Real Estate Transfer Tax
JUL 23 1999
Eighty - 154 Issue Date

Village of Wilmette \$300.00
Real Estate Transfer Tax
JUL 23 1999
300 - 2347 Issue Date

Village of Wilmette \$500.00
Real Estate Transfer Tax
JUL 23 1999
500 - 7076 Issue Date

REAL ESTATE TRANSFER TAX


0029550

FP326669

8891000000 #

JUL 26 99

STATE OF ILLINOIS



COOK COUNTY

POSTAGE

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Property commonly known as 3305 Old Glenview A, Wilmette, Illinois

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Gary Berkovich
resides at 3305 Old Glenview Rd, Wilmette, being duly sworn on oath, states that he
That the attached deed is not in violation of
Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A. Said deed is not applicable as the grantors own no adjoining property
to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth
the Act, paragraph (b) of 1:

- 1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new
streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new
streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility
facilities and other lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or
easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of
land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular
parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land
Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract
of land, as determined by the dimensions a of the larger tract on October 1, 1973, and provided also that this
exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK
County, Illinois to accept the attached deed for recording.

Handwritten signature of Gary Berkovich

SUBSCRIBED AND SWORN to before me
this 14 day of July, 1999

Laura J. Guthrie
NOTARY PUBLIC



6/25/96

