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00382386

7500/0101 16 001 Page 1 of 3
2000-05-25 15:24:08
Cook County Recorder 25.00



00382386

TRUSTEE'S DEED

209457

After Recording Mail to:

Insert Name and Address here:

Name and Address of Taxpayer:

Ryan J. Kabat

1834 RIDGE AVE. #128

EVANSTON IL 60201

THIS INDENTURE, made this March 1, 2000 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated September 16, 1997, and known as Trust Number 11-5345, Party of the First Part, and Ryan J. Kabat, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in Cook County, Illinois, to wit:

(See Attached Exhibit "A" for Legal Description)

Property Address: Unit 128 and parking space 7, 1834-40 Ridge Avenue, Evanston, IL
PIN # 11-18-111-016 and 11-18-111-017 ✓

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove 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, SUBJECT, HOWEVER, to the liens of all Trust Deeds and/or Mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind, pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any, easements of record, if any; and rights and claims of parties in possession.

CITY OF EVANSTON 007332
Real Estate Transfer Tax
City Clerk's Office

PAID MAR 23 2000 Amount \$ 225.00

Agent MP

BOX 430

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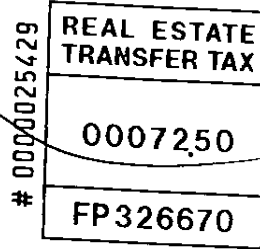
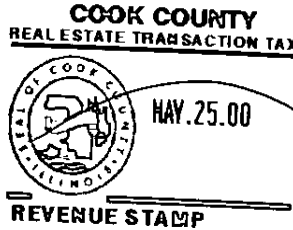
IN WITNESS WHEREOF, said Party of the First Part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Vice President, the day and year first above written.

ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

By: [Signature] Trust Officer

Attest: [Signature] Vice President

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named Trust Officer and the above-named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 1st day of March, 2000.

[Signature]
Notary Public



Illinois Transfer Stamp - Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Act

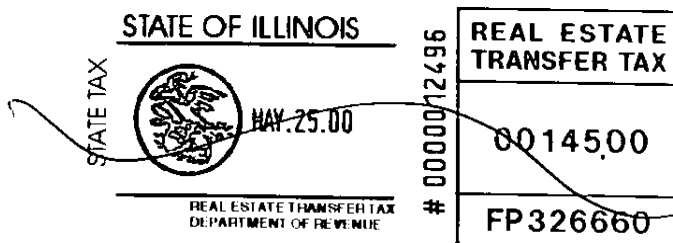
Buyer, Seller or Representative

Date

Prepared by: THOMAS E. RALEIGH, Esq., General Counsel and Trust Officer, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 268 - FAX 773.267-9405

DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 128 AND PARKING UNIT P-7 IN GARDEN RIDGE LOFTS AND TOWNHOMES CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF CERTAIN PARCELS OF REAL ESTATE LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 22, 2000 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 00365644, TOGETHER WITH AN APPURTENANT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Office of Cook County Clerk's Office

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