

4370040 U/B  
TRUSTEE'S DEED

GIT

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Reserved for Recorder's Office



Doc#: 0618853037 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/07/2006 10:40 AM Pg: 1 of 3

This indenture made this 8<sup>th</sup> day of **June, 2006**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 29<sup>th</sup> day of **September, 1986**, and known as Trust Number **111598**, party of the first part, and **Avenue Ridge LLC**, an Illinois Limited Liability Company

WHOSE ADDRESS IS:  
c/o Abraham Gutnicki  
8320 Skokie Blvd  
Skokie, IL 60077

party of the second part.

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **Cook County, Illinois**, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**Property Address: 2151-2155 Ridge, Evanston, IL**

**Permanent Tax Number: 11-07-119-038, Vol. 56**

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 pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 it's **Assistant Vice President**, the day and year first above written.

**CHICAGO TITLE LAND TRUST COMPANY,**  
as Successor Trustee as Aforesaid



By: Patricia P. Alvarez  
Patricia L. Alvarez, Assistant Vice President

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State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named **Assistant Vice President** of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such **Assistant Vice President** appeared before me this day in person and acknowledged that **she** signed and delivered the said instrument as **her** own free and voluntary act and as the free and voluntary act of the Company; and the said **Assistant Vice President** then and there caused the corporate seal of said Company to be affixed to said instrument as **her** own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 14<sup>th</sup> day of June, 2006.

*Margaret O'Donnell*  
\_\_\_\_\_  
NOTARY PUBLIC



This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
181 West Madison Street, 17<sup>th</sup> Floor  
Chicago, IL 60602

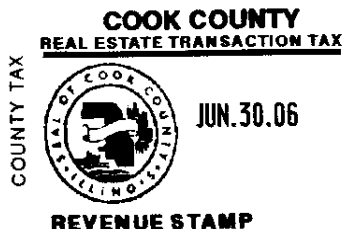
AFTER RECORDING, PLEASE MAIL TO:

NAME: Abraham A. Gutnicki, Esq.  
ADDRESS: 8320 Skokie Blvd, Skokie  
CITY, STATE, ZIP: Skokie, IL 60077  
OR BOX NO.

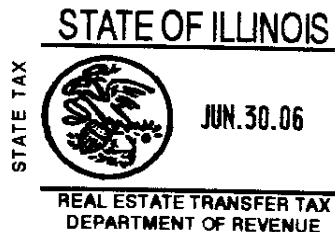
SEND TAX BILLS TO: c/o Elan Magence  
NAME: Avenue Ridge, LLC  
ADDRESS: 8320 Skokie Blvd.  
CITY, STATE, ZIP: Skokie, IL 60077

CITY OF EVANSTON 019379  
Real Estate Transfer Tax  
City Clerk's Office

PAID JUN 14 2006 AMOUNT \$10,000.00  
Agent *cm-d*



REAL ESTATE TRANSFER TAX
01000.00
FP 103017



REAL ESTATE TRANSFER TAX
02000.00
FP 103014

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## EXHIBIT "A"

THAT PART OF LOTS 24 AND 23 (EXCEPT THE SOUTHWESTERLY 27.77 FEET OF LOT 23) TAKEN AS A SINGLE TRACT OF LAND IN BLOCK 1 IN GAFFIELD'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF RIDGE AVENUE IN EVANSTON COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON WESTERLY LINE OF SAID TRACT 30 FEET SOUTHWESTERLY OF NORTHWESTERLY CORNER OF SAID LOT 24 THENCE SOUTHEASTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE 190.19 FEET TO EASTERLY LINE OF SAID TRACT THENCE SOUTHWESTERLY ON SAID EASTERLY LINE 54.33 FEET TO A POINT 27.77 FEET NORTHEASTERLY OF SOUTHEAST CORNER OF LOT 23 THENCE NORTHWESTERLY ON A LINE PARALLEL WITH SOUTHERLY LINE OF SAID LOT 23 A DISTANCE OF 190.30 FEET TO A POINT ON WESTERLY LINE OF SAID TRACT WHICH POINT IS 27.77 FEET NORTHEASTERLY OF SOUTH WEST CORNER OF SAID LOT 23 THENCE NORTHEASTERLY ON SAID WESTERLY LINE OF SAID TRACT 54.33 FEET TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2151-2155 RIDGE, EVANSTON, IL

PERMANENT INDEX NUMBER: 11-07-119-038, VOL. 56