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EXECUTOR'S DEED

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08093643

3681/0088 66 001 Page 1 of 3
1998-12-03 10:01:03
Cook County Recorder 25.00

THIS DEED, made this 15th day of

December, 1998,
between JOHN IPJIAN and SUREN IPJIAN
of 821 EMERSON STREET
of the City of EVANSTON
County of COOK and State of
Illinois, as Independent Executor of the
ESTATE OF YERANICK IPJIAN

DECEASED,
hereinafter referred to as Grantor, and
DEREK S. CHATTERTON and TAMMY L. CHATTERTON

(The Above Space For Recorder's Use Only)

of 926 JUDSON BLVD of the
City of EVANSTON, County of COOK and State of Illinois, hereinafter referred to as Grantees;

WHEREAS, Grantor was duly appointed Independent Executor of the Estate of YERANICK IPJIAN
Deceased, by the Circuit Court of COOK County, Illinois, on the 12th day of MARCH, 1998, in
Cause Number 98P2190, and has duly qualified as such Executor, and said Letters of Office are now in full force and effect.

NOW, THEREFORE, this DEED witnesseth, that Grantor, in exercise of the Power of Sale granted to said Executor
in and by the Will of YERANICK IPJIAN, Decedent, and in consideration of the sum of
FOUR HUNDRED FIVE THOUSAND DOLLARS (\$405,000.00) to him/her in hand paid by Grantee, the
receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to DEREK S. CHATTERTON and
TAMMY L. CHATTERTON, his Wife. not in Tenancy in Common, but in JOINT TENANCY,

all the following-described real estate situated in the County of COOK and State of Illinois,
and known and described as follows, namely: (See reverse side for legal description.)

Permanent Index Number (PIN): 11-18-110-066-0000.

Address(es) of Real Estate: 1939 SHERMAN AVENUE, EVANSTON, ILLINOIS 60201.

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said YERANICK IPJIAN
DECEASED, in and to the premises.

TO HAVE and TO HOLD same unto said Grantee, not in tenancy in common, but in joint tenancy forever.

IN WITNESS WHEREOF, Grantor, as Independent Executor aforesaid, has hereunto set his hand and seal the day
and year first above written.

JOHN IPJIAN and SUREN IPJIAN

Independent Executor
of the Estate of YERANICK IPJIAN, Dec'd.

DATED this _____ day of _____ 19____

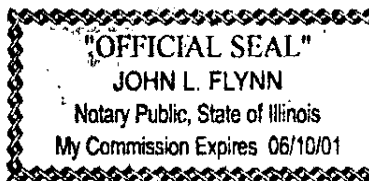
John Ipjian
JOHN IPJIAN

(SEAL) *Suren Ipjian* (SEAL)
SUREN IPJIAN

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(SEAL) _____ (SEAL)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for



IMPRESS SEAL HERE

said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN
IPJIAN and SUREN IPJIAN, Independent Executor of the Estate
of YERANICK IPJIAN, Deceased, 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 he signed, sealed and delivered
the said instrument as Independent Executor of the Estate of YERANICK
IPJIAN, Deceased for the uses and purposes therein set forth,

Given under my hand and official seal, this 15th day of December 1998

Commission expires June 10 192001

John L. Flynn
NOTARY PUBLIC

This instrument was prepared by JOHN L. FLYNN, 30 N. LASALLE STREET, SUITE 3232, CHICAGO, IL
(NAME AND ADDRESS) 60602

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Legal Description

of premises commonly known as 1939 SHERMAN AVENUE, EVANSTON, ILLINOIS 60201

THE NORTH 1/2 OF LOT 11 (EXCEPT THE EAST 20 FEET THEREOF TAKEN FOR ALLEY) IN BLOCK 5 IN VILLAGE OF EVANSTON IN THE SOUTHEAST 1/4 OF THE NORTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 1998 and subsequent years; building lines and use or occupancy restrictions; zoning and building laws or ordinances.

CITY OF EVANSTON 005263
Real Estate Transfer Tax
City Clerk's Office

PAID NOV 11 1998 Amount \$ 2035⁰⁰

Agent CMD

MAIL TO:

Derek S. Chatterton (Name)
1939 Sherman Ave (Address)
Evanston, IL 60201 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Same as Mail to (Name)

(Address)

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

BOX 333-CTI

Property of Cook County Clerk's Office

COOK
CO. NO. 018
2 8 3 8 2 7
P.B. 10686

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEC 2 '98

★ ★ ★
DEPT. OF REVENUE

405.00

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP DEC 2 '98
P.B. 11427

202.50