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DEED IN TRUST

Doc#: 111156019 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/21/2011 03:49 PM Pg: 1 of 6

THE GRANTOR, STEVEN SHECHTMAN and MATTY SHECHTMAN, a married couple, of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of Ten & no/100 Dollars (\$10.00), in hand paid, CONVEYS AND QUIT CLAIMS TO STEVEN SHECHTMAN and MATTY SHECHTMAN, CO-TRUSTEES OF THE MATTY SHECHTMAN TRUST u/t/a/d JULY 30, 1965, and all and every successor Trustee or Trustees, all interest in the attached described Real Estate situated

in the County of Cook in the State of Illinois; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:


Permanent Real Estate Index Number(s): 04-14-304-005-4007

Address of Real Estate: 2100 Madison Circle, Unit 7, Northbrook, IL 60062

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

DATED this 19 day of April, 2011



STEVEN SHECHTMAN (SEAL)



MATTY SHECHTMAN (SEAL)

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State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEVEN SHECHTMAN and MATTY SHECHTMAN are 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19 day of April, 2011.



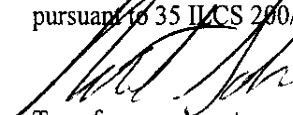
Notary Public



This instrument was prepared by and please mail to:

Robert Sabin, Esq.
1751 Lake Cook Road, Suite 400
Deerfield, IL 60015-5286

This transaction is exempt from taxation pursuant to 35 ILCS 200/31-45(e).



Transferor or Agent

4/19/11
(Date)

Mail Tax Bills to Grantee at Grantee's Address: 2100 Madison Circle, Unit 7, Northbrook, IL 60062

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

**OWNER'S POLICY (2006)
SCHEDULE A (CONTINUED)**

POLICY NUMBER: 1409 - ST5107318 - BNC

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS:

(I) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 17, 2007 AND KNOWN AS TRUST NUMBER 1114335 AS LESSOR, AND KZF TOWNHOMES VENTURES, L.L.C., AS LESSEE, DATED JULY 17, 2007, WHICH LEASE WAS RECORDED JULY 18, 2007 AS DOCUMENT 0719944005, AND FIRST AMENDMENT RECORDED JANUARY 11, 2008 AS DOCUMENT 0801131112 WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING JULY 17, 2007 AND ENDING DECEMBER 31, 2158 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND):

LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2004 AS DOCUMENT NUMBER 0405844049 IN COOK COUNTY, ILLINOIS.

AND EXCLUDING THE FOLLOWING DESCRIBED PARCELS:

EXCLUDED PARCEL 0001 (EC-1 PLAT OF HIGHWAYS)

THAT PART OF LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2004 AS DOCUMENT NUMBER 0405844049, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT EC-1; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF WAUKEGAN ROAD AS MONUMENTED AND OCCUPIED, BEING ALSO THE EASTERLY LINE OF SAID LOT EC-1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 40 DEGREES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 371.91 FEET TO A POINT OF CURVATURE; 2) SOUTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4513.77 FEET, HAVING A CHORD BEARING OF SOUTH 36 DEGREES 02 MINUTES 36 SECONDS EAST, A DISTANCE OF 647.86 FEET TO A POINT OF TANGENCY; 3) SOUTH 31 DEGREES 55 MINUTES 54 SECONDS EAST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; 4) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10462.92 FEET, HAVING A CHORD BEARING OF SOUTH 30 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 398.71 FEET TO A POINT OF TANGENCY; 5) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 190.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT EC-1, BEING ALSO THE NORTH LINE OF KAMP DRIVE AS HERETOFORE DEDICATED BY INSTRUMENT RECORDED DECEMBER 22, 2000 AS DOCUMENT NUMBER 0001007540; THENCE SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID NORTH LINE OF KAMP DRIVE A DISTANCE OF 49.00 FEET; THENCE NORTH 15 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 21.21 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 175.09 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10428.92 FEET, HAVING A CHORD BEARING OF NORTH 30 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 397.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 31 DEGREES 55 MINUTES 54 SECONDS WEST, A DISTANCE OF 536.65 FEET TO A POINT

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THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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OWNER'S POLICY (2006)
SCHEDULE A (CONTINUED)**

POLICY NUMBER: 1409 - ST5107318 - BNC

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS (CONTINUED):

OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4479.77 FEET, HAVING A CHORD BEARING OF NORTH 36 DEGREES 02 MINUTES 36 SECONDS WEST, A DISTANCE OF 642.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 40 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 82 DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 71.10 FEET TO THE NORTHERLY LINE OF SAID LOT EC-1, BEING ALSO THE SOUTHERLY LINE OF HERETOFORE DEDICATED FOUNDERS DRIVE PER DOCUMENT RECORDED FEBRUARY 27, 2004 AS NUMBER 0405839014; THENCE NORTH 46 DEGREES 28 MINUTES 03 SECONDS EAST ALONG SAID SOUTHERLY LINE OF FOUNDERS DRIVE A DISTANCE OF 82.10 FEET THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(II) FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON:

UNIT NUMBER 7 2100 MADISON CIRCLE IN THE MEADOW RIDGE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNYPARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2004 AS DOCUMENT NUMBER 0405844049, IN COOK COUNTY, ILLINOIS, AND EXCLUDING THE FOLLOWING DESCRIBED PARCELS:

EXCLUDED PARCEL 0001 (EC-1 PLAT-OF-HIGHWAYS)

THAT PART OF LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNYPARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2004 AS DOCUMENT NUMBER 0405844049, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT EC-1; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF WAUKEGAN ROAD AS MONUMENTED AND OCCUPIED, BEING ALSO THE EASTERLY LINE OF SAID LOT EC-1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 40 DEGREES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 371.91 FEET TO A POINT OF CURVATURE; 2) SOUTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4512.77 FEET, HAVING A CHORD BEARING OF SOUTH 36 DEGREES 02 MINUTES 36 SECONDS EAST, A DISTANCE OF 647.86 FEET TO A POINT OF TANGENCY; 3) SOUTH 31 DEGREES 55 MINUTES 54 SECONDS EAST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; 4) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10462.92 FEET, HAVING A CHORD BEARING OF SOUTH 30 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 398.71 FEET TO A POINT OF TANGENCY; 5) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 190.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT EC-1, BEING ALSO THE NORTH LINE OF KAMP DRIVE AS HERETOFORE DEDICATED BY INSTRUMENT RECORDED DECEMBER 22, 2000 AS DOCUMENT NUMBER 0001007540; THENCE SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID NORTH LINE OF KAMP DRIVE A DISTANCE OF 49.00 FEET; THENCE NORTH 15 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 21.21 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 175.09 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10428.92 FEET, HAVING A CHORD BEARING OF NORTH 30 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 397.42 FEET TO A POINT OF TANGENCY; THENCE

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CHICAGO TITLE INSURANCE COMPANY

**OWNER'S POLICY (2006)
SCHEDULE A (CONTINUED)**

POLICY NUMBER: 1409 - ST5107318 - BNC

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS (CONTINUED):

NORTH 31 DEGREES 55 MINUTES 54 SECONDS WEST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4479.77 FEET, HAVING A CHORD BEARING OF NORTH 36 DEGREES 02 MINUTES 36 SECONDS WEST, A DISTANCE OF 642.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 40 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 82 DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 71.10 FEET TO THE NORTHERLY LINE OF SAID LOT EC-1, BEING ALSO THE SOUTHERLY LINE OF HERETOFORE DEDICATED FOUNDERS DRIVE PER DOCUMENT RECORDED FEBRUARY 27, 2004 AS NUMBER 0405839014. THENCE NORTH 46 DEGREES 28 MINUTES 03 SECONDS EAST ALONG SAID SOUTHERLY LINE OF FOUNDERS DRIVE A DISTANCE OF 82.10 FEET THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0829134106; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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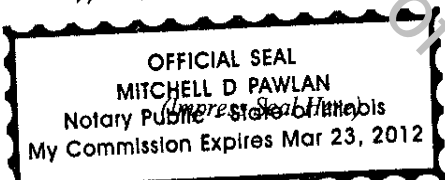
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 4/19/11 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .
4/19/11

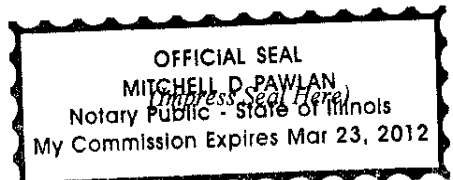


[Signature]
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 4/19/11 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .
4/19/11



[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]