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THIS DOCUMENT PREPARED BY:

John C. Eggert Karr, Herschman & Eggert LLP 150 North Wacker Drive Suite 940 Chicago, IL 60606





Doc#: 1425416049 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/11/2014 02:37 PM Pg: 1 of 3

TRUSTEE'S DEED

(FOF RECUREE 5 OSC)

The GPANTORS, Irmgard Reuter and Angela Michaela Berman, duly designated, qualified and acting Trustees of The Irmgard Reuter Loving Trust, dated December 8, 1993, and Restatement of Trust, dated June 2¹, 2014, for good and valuable consideration, in hand paid, convey and warrant to:

Shalom Chaim Chian and Leon Lipshitz, 6800 N. California, Chicago, Illinois

all right, title and interest in the real estate situated in Cook County, Illinois, legally described on Exhibit "A" attached hereto and made a part hereof ("the Premises"),

Commonly Known As:

2925 West Sherwin Avenue, Chicago, Illinois 60645

Permanent Index Numbers:

10-25-323-011 and 10-25-323-012

to have and to hold such Premises as Joint Tenants with the right of survivorship

Subject to: General real estate taxes for 2014 and subsequent years; covenants, conditions, and restrictions of record; applicable zoning and building laws and ordinances; building lines and setback requirements; acts done or suffered by Grantees or anyone claiming by or through Grantees; liens and other matters over which the title insurer commits to insure Grantees against loss or damage; private, public and utility easements of record.

This deed and conveyance is made pursuant to the provisions of The Imagard Reuter Loving Trust, dated December 8, 1993, which expressly authorize and permit the then acting trustee thereunder to manage, sell, contract to sell, grant or exercise options to purchase, convey, exchange, transfer, abandon, improve, repair, insure and otherwise deal with all property, real or personal, in such manner, for such prices, and on such terms and conditions as the trustee shall decide.

In witness whereof, the aforementioned Grantors have signed and delivered this deed on this 25th day of

August, 2014.

Irmgard Reuter,

as Trustee of The Irmgard Reuter

Loving Trust, dated December 8, 1993.

and Restatement of Trust dated June 23, 2014

Angela Michaela Berman,

as Trustee of The Irmgard Reuter Loving Trust, dated December 8, 1993,

and Restatement of Trust, dated June 23, 2014

REAL ESTATE TRANSFER TAX 09-Sep-2014
CHICAGO: 3,952.50

CHICAGO: 3,952.50 CTA: 1,581.00 TOTAL: 5,533.50

REAL ESTATE TRANSFER TAX			11-Sep-2014
A		COUNTY:	263.50
	(SE 9	ILLINOIS:	527.00
		TOTAL:	790.50
10-25-323-012-0000		20140801624368	0-575-693-952

10-25-323-012-0000 | 20140801624368 | 0-503-882-880

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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 Irmgard Reuter and Angela Michaela Berman, duly designated, qualified and acting Trustees of The Irmgard Reuter Loving Trust, dated December 8, 1993, and Restatement of Trust, dated June 23, 2014, 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 said instrument, as a free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this day of August, 2014

> OFFICIAL SEAL JOHN C EGGERT NOTARY PUBLIC - STATE OF ILLINOIS MTCOMMISSION EXPIRES:07/29/15

mail tax bill to:
Shalom Charm Chinn+ Leontipshitz
2925 W. Sherwin Art.
1119. 11 60645

Mail to:

John C. Eggert Karr, Herschman & Eggert LLP 150 North Wacker Drive **Suite 940** Chicago, Illinois 60606

Abraham Silverstein Law Offices of Abraham Silverstein 3681 North Elston Avenue Chicago, Illinois 60618

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EXHIBIT "A"

Legal Description:

Lot 9 and the East 15 feet of Lot 10 in Block 2 in Salinger and Hubbard's Ridgeview Addition to Rogers Park, a subdivision of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 (except California Avenue heretofore dedicated) in Section 25, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers:

10-25-323-011-0000

10-25-323-012-0009

Twin a Column Co 2925 West Sherwin Avenue, Chicago, Illinois 60645 **Property Address:**

Prepared by:

John C. Eggert Karr, Herschman & Eggert LLP 150 North Wacker Drive Suite 940 Chicago, Illinois 60606 P. 312-377-4450