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TRUSTEE'S DEED

Doc#: 2111001446 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/20/2021 12:43 PM Pg: 1 of 3

Dec ID 20210401695020
ST/CO Stamp 0-669-935-120 ST Tax \$380.00 CO Tax \$190.00
City Stamp 0-166-155-792 City Tax: \$3,990.00

THIS TRUSTEE'S DEED made this 5 day of April, 2021, between **Richard S. Kaplan, not individually but as Trustee of the Kaplan revocable Trust dated June 15, 2011**, of 1893 Crescent Court, Highland Park, Illinois 60035 ("GRANTOR"), and **Matthew Bradley**, an unmarried person, of 2145 Lincoln Ave, Chicago, Illinois 60614 ("GRANTEE").

CT

21CST35700+NB

WITNESSETH: The Grantor in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, in fee simple the following described real estate, situated in the County of Cook, State of Illinois, to-Wit:

SEE ATTACHED LEGAL DESCRIPTION

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Subject only to general real estate taxes not yet due and payable; covenants, conditions, and restrictions of record; and building lines and easements, if any.

Permanent Index Numbers (PIN): 14-33-122-043-0000

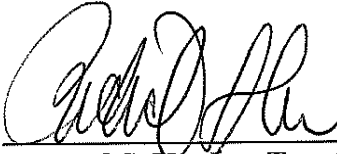
Address of Real Estate: 2145 N. Lincoln Ave.
Chicago, Illinois 60614

[SIGNATURE ON FOLLOWING PAGE]

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

Richard S. Kaplan revocable Trust dated
June 15, 2011

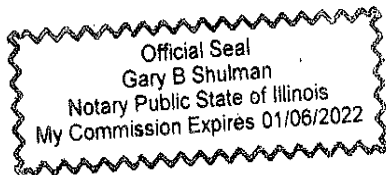
By:  TTEE
Richard S. Kaplan, Trustee

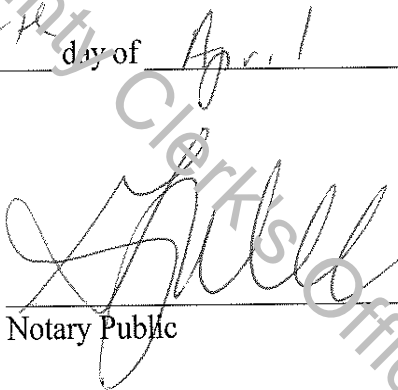
State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Richard S. Kaplan as Trustee of the Kaplan Irrevocable Trust dated June 15, 2011**, 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 said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of April, 2021.

SEAL




Notary Public

This document was prepared by:
Gary B. Shulman, Esq.
Levun, Goodman & Cohen, LLP
500 Skokie Blvd., Suite 650
Northbrook, Illinois 60062

Mail recorded document to:

Send subsequent tax bills to:
Matthew Bradley
2145 N Lincoln Ave.
Chicago, Illinois 60614



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LEGAL DESCRIPTION

Parcel 1: A parcel of Land being part of the following described tract: A triangular shaped parcel of Land which includes all of Lots 19 to 25 inclusive, part of Lots 26, 27, 28, 29, 30, 31, 37, 38, 39 and 40 and the alley Northeasterly of Lots 21 through 26, aforesaid, all taken as one tract and being bounded on the North by a line that is 125 feet South of and parallel to the South line of Webster Avenue, on the East by the East lines of Lots 19, 20 and 40 said Lot line extended on the Southwest by the Northeasterly line of North Lincoln Avenue, all in Falch's Subdivision of Block 22 in Canal Trustee's Subdivision of part of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, said Parcel being described as follows:

Commencing at the Northwest corner of said tract, thence East along the North line thereof, 259.10 feet; thence South perpendicular to the North line of said tract, 25.58 feet to the point of beginning, continuing thence South on the last mentioned line 28.42 feet; thence West parallel to the North line of said tract 27.42 feet; thence North perpendicular to the North line of said tract 28.42 feet; thence East parallel to the North line of said tract 27.42 feet to the point of beginning, in Cook County, Illinois.

Parcel 2: Easements for the Benefit of Parcel 1 as set forth in Declaration of Covenants and Easements and as shown on Plat attached thereto dated August 10, 1971 and recorded September 17, 1971, as document number 21625497 and filed as document number LR 2581838 made by LaSalle National Bank, as Trustee under trust number 42854 and created by deed from LaSalle National Bank, Trust Number 42854 to Louis Frosh and Margaret Frosh dated August 15, 1972, and recorded April 6, 1973, as document number 22278507 for Ingress and Egress, all in Cook County, Illinois

Permanent Real Estate Index Number: 14-33-122-043-0000

Address of real estate: 2145 N. Lincoln Ave
Chicago, Illinois 60614