

TRUSTEE'S DEED

UNOFFICIAL COPY

This indenture made this 15th day of March, 2021 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 9th day of September, 1988 and known as Trust Number R-3561 party of the first part, and

\*2113147044D\*  
Doc# 2113147044 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 05/11/2021 02:12 PM PG: 1 OF 5

CITY OF EVANSTON,  
party of the second part,

whose address is :  
2100 Ridge Avenue,  
Evanston, IL 60201

Reserved for Recorder's Office

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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:



Property Address: 1819 LAKE STREET, EVANSTON, IL 60201.

Permanent Tax Numbers: 10-13-413-011-0000; 10-13-406-018-0000; & 10-13-407-015-0000.

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 behoove 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 (none be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRANSFER TAX		11-May-2021	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
10-13-413-011-0000		20210501621844   0-342-958-352	

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



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

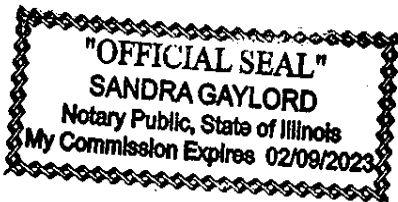
By: *Susan L. Ghelerter*  
Susan L. Ghelerter – Trust Officer / Assistant Vice President

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 he/she signed and delivered the said instrument as his/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 his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 15th day of March, 2021.



*[Signature]*  
NOTARY PUBLIC  
This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle Street  
Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME: Brent Denzin  
ADDRESS: 190 S. LaSalle St. # 2160  
CITY STATE ZIP: Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

NAME: City of Evanston  
ADDRESS: 2100 Ridge Ave.  
CITY STATE ZIP: Evanston, IL 60201

**CITY OF EVANSTON  
EXEMPTION**

**EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45,  
PARAGRAPH B, REAL ESTATE TRANSFER ACT**

5/5/2021  
DATE

*[Signature]*  
Buyer, Seller or Representative

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## LEGAL DESCRIPTION

THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND FALLING IN LOTS 3 THROUGH 9 IN BLOCK 5 IN HINMAN'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ENTIRE PARCEL BEING DESCRIBED AS FOLLOWS: THAT PART OF LOTS 23 TO 27, INCLUSIVE, IN BLOCK 2 IN BROWN AND CULVER'S ADDITION TO EVANSTON, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH 71 1/2 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 1 THROUGH 4 AND LOTS 6 THROUGH 10 IN BLOCK 12, LOTS 3 THROUGH 9 IN BLOCK 5, LOTS 14 THROUGH 18 IN BLOCK 6, ALL IN HINMAN'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL STREETS AND ALLEYS AND ADJACENT TO SAID BLOCK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 2, IN BROWN AND CULVER'S ADDITION TO EVANSTON; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 49 FEET, MORE OR LESS, TO A POINT DISTANT 50 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS (NOW REMOVED) OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED; THENCE NORTHEASTERLY PARALLEL WITH SAID ORIGINAL CENTER LINE BETWEEN THE TWO MAIN TRACKS A DISTANCE OF 1,011 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 18 IN BLOCK 6 OF HINMAN'S ADDITION TO EVANSTON; THENCE WESTERLY ALONG SAID NORTH LINE OF LOT 18 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 108 FEET, MORE OR LESS, TO A POINT DISTANT 56.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER OF THE MOST SOUTHEASTERLY MAIN TRACK CENTER LINE (NOW REMOVED) OF SAID TRANSPORTATION COMPANY; THENCE SOUTHWESTERLY, PARALLEL WITH SAID LAST DESCRIBED MAIN TRACK CENTER LINE, A DISTANCE OF 898 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 27 IN BLOCK 2 OF SAID BROWN AND CULVER'S ADDITION TO EVANSTON; THENCE WESTERLY ALONG SAID NORTH LINE OF LOT 27, A DISTANCE OF 6 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 27 A DISTANCE OF 155.5 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 2, IN BROWN AND CULVER'S ADDITION TO EVANSTON; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 49 FEET, MORE OR LESS, TO A POINT DISTANT 50 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS (NOW REMOVED) OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED; THENCE NORTHEASTERLY PARALLEL WITH SAID ORIGINAL CENTER LINE BETWEEN THE TWO MAIN TRACKS TO THE POINT ON THE NORTH LINE OF LOT 23 IN BLOCK 2 IN SAID BROWN AND CULVER'S ADDITION TO EVANSTON, THENCE WEST ALONG THE NORTH LINE OF LOTS 23 THROUGH 27 IN SAID BROWN AND CULVER'S ADDITION TO EVANSTON TO THE NORTHWEST CORNER OF AFORESAID LOT 27; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 27 A DISTANCE OF 155.5 FEET TO THE POINT OF BEGINNING.

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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 grantor 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 title to real estate under the laws of the State of Illinois.

Dated 5/5, 2021 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me

this 5 day of May, 2021.

Maria Bandish  
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 title to real estate under the laws of the State of Illinois.

Dated 5/5, 2021 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 5 day of May, 2021.

Maria Bandish  
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 of a Class A misdemeanor for subsequent offenses.

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

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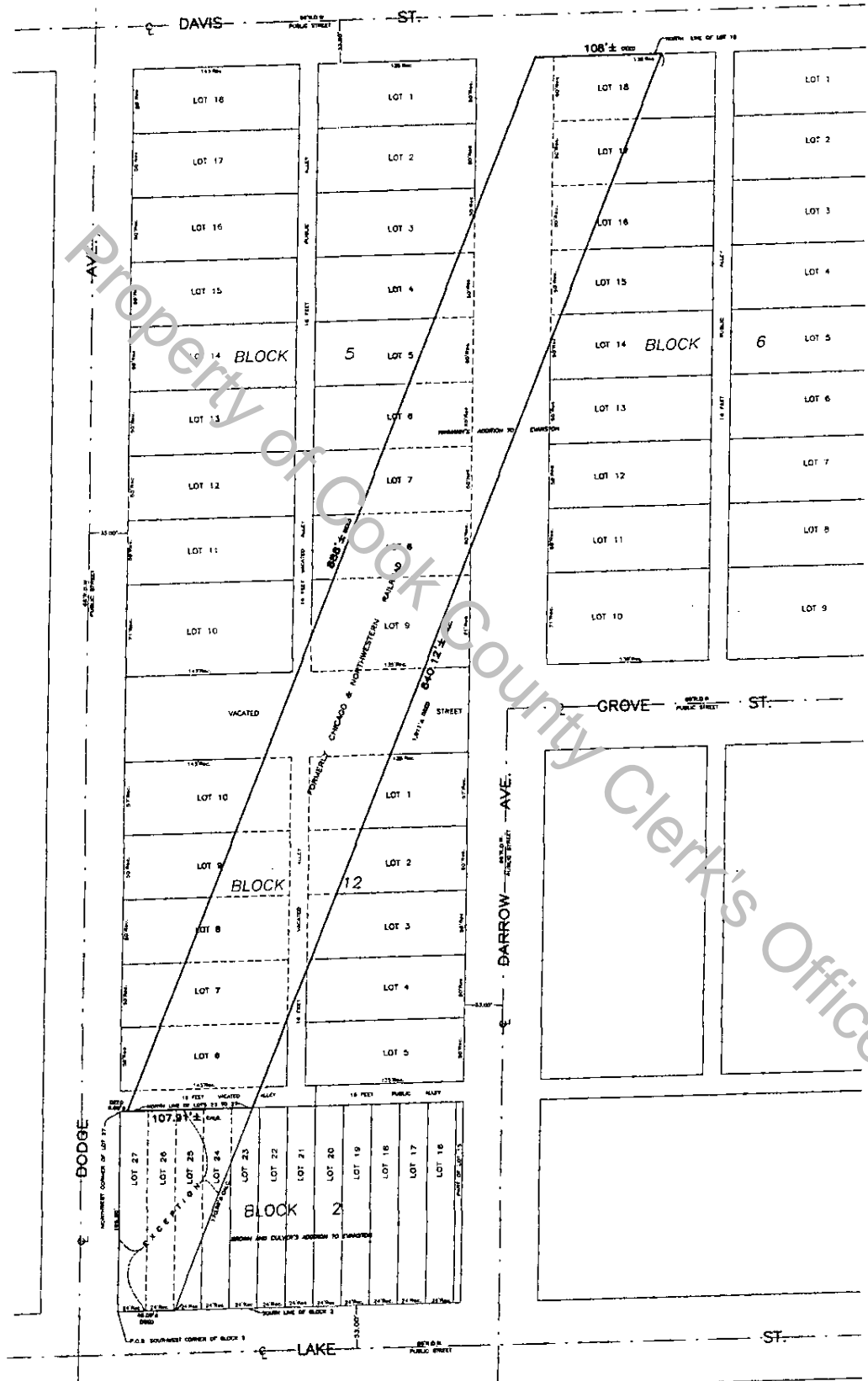
## SKETCH



GRAPHIC SCALE  
1" = 40 FEET  
1" = 80 FEET

THE PART OF THE FOLLOWING DESCRIBED PARCELS, TO-WIT: LOTS 1 THROUGH 9 IN BLOCK 2, IN BROWN AND CLAYTON'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 WEST, OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, ILLINOIS, AND LOTS 10 THROUGH 16 IN BLOCK 1, IN BROWN AND CLAYTON'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 WEST, OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, ILLINOIS, AND LOTS 17 THROUGH 27 IN BLOCK 2, IN BROWN AND CLAYTON'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 WEST, OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, ILLINOIS, TOGETHER WITH ALL STREETS AND ALLEYS AND ACCENTIONS TO SAID BLOCKS, BOUND AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 2, IN BROWN AND CLAYTON'S ADDITION TO EVANSTON, THENCE NORTHERLY ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 40 FEET, MORE OR LESS, TO A POINT BEARING 89° 12' 30" WEST FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS (NOW REMOVED) OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, THENCE NORTHERLY PARALLEL WITH SAID CENTER LINE BETWEEN THE TWO MAIN TRACKS A DISTANCE OF 1,071 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 16 IN BLOCK 2 OF BROWN AND CLAYTON'S ADDITION TO EVANSTON, THENCE WESTERLY ALONG SAID NORTH LINE OF LOT 16 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 108 FEET, MORE OR LESS, TO A POINT BEARING 82° 5' WEST FROM THE CENTER OF THE MOST SOUTHWESTERLY MAIN TRACK CENTER LINE (NOW REMOVED) OF SAID TRANSPORTATION COMPANY, THENCE SOUTHWESTERLY, PARALLEL WITH SAID LATEST DESCRIBED MAIN TRACK CENTER LINE, A DISTANCE OF 800 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 27 IN BLOCK 2 OF SAID BROWN AND CLAYTON'S ADDITION TO EVANSTON, THENCE WESTERLY ALONG SAID NORTH LINE OF LOT 27, A DISTANCE OF 8 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 27 A DISTANCE OF 180.9 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTION: THE PART PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 2, IN BROWN AND CLAYTON'S ADDITION TO EVANSTON, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 40 FEET, MORE OR LESS, TO A POINT BEARING 89° 12' 30" WEST FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS (NOW REMOVED) OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, THENCE NORTHERLY PARALLEL WITH SAID CENTER LINE BETWEEN THE TWO MAIN TRACKS TO THE POINT ON THE NORTH LINE OF LOT 23 IN BLOCK 2 IN SAID BROWN AND CLAYTON'S ADDITION TO EVANSTON, THENCE WEST ALONG THE NORTH LINE OF LOTS 23 THROUGH 27 IN SAID BROWN AND CLAYTON'S ADDITION TO EVANSTON TO THE NORTHWEST CORNER OF SAID LOT 27, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 27 A DISTANCE OF 180.9 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



ORDER NO. 22-02704  
 SCALE 1" = 40 FEET  
 DATE: July 23, 2022  
 ORDERED BY: WINCHESTER REALTY

PREPARED BY:  
 PROFESSIONALS ASSOCIATED SURVEY, INC.  
 PROFESSIONAL SURVEYORS  
 7100 N. TRAPP AVE., LINCOLNWOOD, ILLINOIS 60471  
 TEL. (847) 878-3000 FAX (847) 878-2127  
 WWW.PASURVEYS.COM