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Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2021 12:14 PM Pg: 1 of 3

Dec ID 20210901691246
ST/CO Stamp 1-913-644-176 ST Tax \$1,100.00 CO Tax \$550.00

TRUSTEE'S DEED

This indenture made this 8th day of October, 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 1st day of February, 1986, and known as Trust No. 28039, party of the first part, and

ASHU LLC,
an Illinois limited liability company,
500 W. Central, Suite 205, Mount Prospect, IL 60056,
party of the second part,

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 parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO

Property Address: 7711 W. North Avenue, River Forest, IL 60305

Permanent Tax Number: 15-01-105-040-0000



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date 10/4/21 Amount Paid \$1,100.00

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever,
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 there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be 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: Lilli Kuzma
Lilli Kuzma - Trust Officer / Assistant Vice President

State of Illinois
County of DuPage

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 8th day of October, 2021.



Maureen Paige
NOTARY PUBLIC

This instrument was prepared by: Lilli Kuzma
CHICAGO TITLE LAND TRUST COMPANY
2443 Warrenville Road, Suite 125
Lisle, Illinois 60532

AFTER RECORDING, PLEASE MAIL TO:

NAME ASHU, LLC

ADDRESS P.O. Box 36

CITY, STATE MOUNT PROSPECT, IL
60056

SEND SUBSEQUENT TAX BILLS TO:

NAME ASHU, LLC

ADDRESS P.O. Box 36

CITY, STATE MOUNT PROSPECT, IL
60056

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EXHIBIT A

LEGAL DESCRIPTION

LOT 10, 11 AND LOT 12 (EXCEPT THE WEST 14.94 FEET THEREOF) IN EDWIN E. WOOD'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 42 ACRES THEREOF, THE WEST 220.62 FEET OF THAT PART LYING NORTH OF A LINE 200 FEET NORTH OF THE NORTH LINE OF THE SOUTH 66 ACRES OF THE EAST 1/2, NORTHWEST 1/4 OF SAID SECTION 1, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office