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TRUSTEE'S DEED

RETURN TO: J. Hyman
Attorney at Law
750 W. Lake Cook Road
Suite 495
Buffalo Grove, IL 60089

97445662

SEND SUBSEQUENT TAX BILLS TO:

IGOR BORTNIKOV
7139 Carol Court
Niles, IL 60714

DEPT-01 RECORDING \$25.50
TRAC 8167 06/20/97 15:30:03
#189 #CJ #97-445662
COOK COUNTY RECORDER

FIRST AMERICAN TITLE

THE GRANTOR, CLAIRE B. EDVENSON, as Trustee of the CLAIRE B. EDVENSON REVOCABLE LIVING TRUST, dated July 23, 1993, and under the provisions of a Deed or Deeds in Trust, duly recorded and delivered in pursuance of the trust agreement, of the City of Niles, County of Cook, and State of Illinois, in pursuant to the terms and provisions of said trust, and further pursuant to the power thereunder, in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Conveys and Warrants to:

IGOR BORTNIKOV AND INNA BORTNIKOVA Husband and Wife, of 8944 BRONX, Skokie, IL 60077

The following described real estate, not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety, which real estate is legally described as:

2550
m

SEE ATTACHED LEGAL DESCRIPTION

Subject to: Covenants, conditions and restrictions of record; utility easements; real estate taxes for 1996 and subsequent years.

To have and to hold the same unto the Grantees as aforesaid and to the proper use and benefit of the Grantees 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.

Permanent Tax No. 10 19 107 056
Address: 7139 Carol Court, Niles, IL 60714

Dated this 19th day of June, 1997.

97445662

Claire B. Edvenson

CLAIRE B. EDVENSON, Trustee

STATE OF ILLINOIS
JUN 20 1997

REAL ESTATE TRANSACTION TAX
JUN 20 1997

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STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that

CLAIRE B. EDVENSON, Trustee of the Claire B. Edvenson Revocable Living Trust, dated July 23, 1993

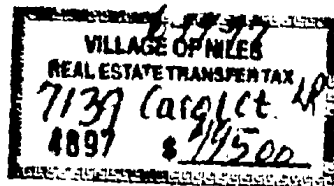
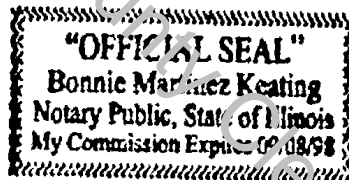
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, as Trustee and in pursuance of her authority under the Trust Agreement and deed or deeds in trust heretofore recorded.

Given under my hand and notarial seal, this 19th day of June, 1997

Bonnie Martinez Keating
Notary Public

Prepared by:

Bonnie M. Keating
Attorney at Law
6230 N. Leona Avenue
Chicago, IL 60646



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LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH 80.33 FEET OF LOT 15 (AS MEASURED ALONG THE EAST LINE OF SAID LOT 15, THE NORTH LINE OF THE SAID TRACT BEING A STRAIGHT LINE TAKEN AT RIGHT ANGLES TO SAID EAST LINE OF LOT 15) IN CHESTERFIELD NILES RESUBDIVISION UNIT NUMBER 3, BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF OCTOBER 5, 1961 AS DOCUMENT NUMBER 18294981 AND RE-RECORDED AUGUST 10, 1962 AS DOCUMENT NUMBER 18559545, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENT AND EXHIBIT 1 THERETO ATTACHED DATED MARCH 30, 1962 AND RECORDED SEPTEMBER 13, 1962 AS DOCUMENT NUMBER 18589766 MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 13, 1959 AND KNOWN AS TRUST NUMBER 9430, AND AS CREATED BY THE DEED FROM UNION BANK, TRUST NUMBER 1471, TO HERBERT A. GROSSWIRTH AND FLORENCE B. GROSSWIRTH, HIS WIFE, DATED DECEMBER 5, 1966 AND RECORDED DECEMBER 23, 1966 AS DOCUMENT NUMBER 20028853 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

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