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1998-04-02 12:13:10  
Cook County Recorder 15.00

Form No. 11A July 1995  
AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922

**Warranty Deed  
TENANCY BY THE ENTIRETY  
Statutory (ILLINOIS)  
(Individual to Individual)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty and accepts no liability including any liability of merchantability or fitness for a particular purpose.

**THE GRANTOR (NAME AND ADDRESS):**  
BRAMMAN M. AVERY and MARY K. YOUNG  
Husband and Wife  
6503 75th Place  
Cabin John, MD 20818

(The Above Space For Recorder's Use Only)

of the Cabin John of Frederick County  
of Maryland State of Maryland

for and in consideration of \$10.00 and no/10 DOLLARS and other good and valuable consid-  
eration in hand paid, CONVEY and WARRANT to  
CRAIG GEPTZ and LORI GEPTZ  
2447 Lawndale Avenue, Evanston, IL 60201

**(NAME AND ADDRESS OF GRANTEE(S))**  
as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS  
BY THE ENTIRETY, the following described Real Estate situated in the County of Cook  
in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and  
by virtue of the Homestead Exemption Laws of the State of Illinois. \* TO HAVE AND TO HOLD said premises as husband  
and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT  
TO: General taxes for 2nd installment 1997 and subsequent years and See Back for further Subject To  
Conditions.

Permanent Index Number (PIN): 05-35-406-013-0000

Address(es) of Real Estate: 2637 Ridge Avenue, Evanston, IL 60201

DATED this 25th day of March 1998

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S):

Bramman M. Avery (SEAL) Mary K. Young (SEAL)  
BRAMMAN M. AVERY (SEAL) MARY K. YOUNG (SEAL)

State of Illinois, County of DeKalb. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that  
Bramman M. Avery and Mary K. Young, Husband and Wife

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 the said  
instrument as their free and voluntary act, for the uses and purposes  
therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 25 day of March 1998

Commission expires 6/20 1999 Walter A. Hall  
NOTARY PUBLIC

This instrument was prepared by Katherine S. O'Malley, Attorney at Law, 1528 Lincoln Street,  
Evanston, IL 60201

\* If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights

Legal Description

of premises commonly known as 2637 Ridge Avenue, Evanston, IL 60201

LEGAL DESCRIPTION

LOT 11 AND THE WEST 15 FEET OF LOT 12 IN OWNERS RESUBDIVISION OF LOTS 10 TO 16 BOTH INCLUSIVE BLOCK 1 TOGETHER WITH VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 11 ALSO LOTS 12 TO 17 BOTH INCLUSIVE IN BLOCK 2 TOGETHER WITH VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 17 IN SHERIDAN ROAD AND RETURN BOULEVARD SUBDIVISION A SUBDIVISION OF PART OF LOTS 24 AND 25 IN GEORGE SMITHS SUBDIVISION OF SOUTH SECTION OF QUILMETTE RESERVATION OF PART OF THE SOUTH WEST 1/4 OF SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
PIN 05-35-406-013-0000  
2637 RIDGE AVENUE, EVANSTON, ILLINOIS 60201

SUBJECT ONLY TO: General taxes for 2nd installment of 1997 and subsequent years, building lines and building and liquor restrictions of record, zoning and building laws and ordinances, public and utility easements; covenants and restrictions of record as to use and occupancy; the Purchaser's mortgage or trust deed; and acts done or suffered by or through the Purchaser.

CITY OF EVANSTON  
Real Estate Transfer Tax  
City Clerk's Office

004011

PMD MAR 27 1998 Amount \$ 1715.00

Agent mp

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { Mr. Paul D. Fischer Suite 2500  
Shefsky & (Name) Froelich, LTD.  
444 North Michigan Avenue  
(Address)  
Chicago, Illinois 60611  
(City, State and Zip) } Craig and Lori Gertz  
(Name)  
2637 Ridge Avenue  
(Address)  
Evanston, IL 60201  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 343



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