00680853
97/07/003 52 001 Page 1 of 4
2000-09-01 10:40:00
Cook County Recorder 27.50

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors DENNIS HRADECKY and PENNY HRADECKY, of the County of Cook and State of Illinois for and in consideration of Ten Dollars ($10.00), and other good and valuable consideration in hand paid, Convey and Warrant unto FIRSTAR BANK ILLINOIS, an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the 6th day of January 1977, and known as Trust Number 548-Y the following described real estate in the County of Cook in the State of Illinois, to wit:

Permanent Index Number (s): 03-27-100-088-1071
Address of Real Estate: 720 W. Creekside Drive, Unit 301B, Mount Prospect, IL 60056

(See attached Exhibit "A" for legal description)

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to contract to sell, to grant options, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber, to lease said property, or any part thereof, from time to time, by leases upon any terms and for any period or periods of time, not exceeding 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements charges of any kind, to release, convey or assign any right, title or interest in or about said premises, and to deal with said property and every part thereof in all other ways and for such considerations as it would be lawful for any person owning the same to deal with same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be privileged or obliged to inquire into any terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said trustee the entire legal and equitable title in fee, in and to all of the premises above described.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

Exempt under provisions of Paragraph E, Section 4, of the Illinois Real Estate Transfer Tax Act.
8/9/00
Buyer, Seller or Representative

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 31st day of July, 2000.

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
20495 JUL 31 2000 $ Exempt

Dennis Hradecky (SEAL)
DENNIS HRADECKY

Penny Hradecky (SEAL)
PENNY HRADECKY

$27.50

00680853

Permanent Index Number (s): 03-27-100-088-1071
Address of Real Estate: 720 W. Creekside Drive, Unit 301B, Mount Prospect, IL 60056

STATE OF ILLINOIS)
) SS
COOK COUNTY)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DENNIS HRADECKY and PENNY HRADECKY, 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.

Given under my hand and notary seal, this 31st day of July, 2000 .

Velma W. Lowe Notary Public.

"OFFICIAL SEAL"
VELMA W. LOWE
Notary Public, State of Illinois
My Commission Expires 09/19/00

This instrument was prepared by: Richard L. Inskeep, 100 South York, Suite 200, Elmhurst, IL 60126

Return to:
Richard L. Inskeep
100 South York, Suite 200
Elmhurst, IL 60126

MAIL TO

MAIL TAX BILLS TO:
FIRSTAR Bank Illinois
Trust No. 548-Y
104 N. Oak Park Avenue
Oak Park, IL 60301

00680853

EXHIBIT "A"

Permanent Index Number (s): 03-27-100-088-1071
Address of Real Estate: 720 W. Creekside Drive, Unit 301B, Mount Prospect, IL 60056

Parcel 1:
Unit 301B and the exclusive right to the use of Parking Space P20B And Storage Space S39B Limited Common Elements in Creekside at Old Orchard Condominiums as delineated on a survey of the following described parcel of Real Estate:

Part of Lots 1 and 2 in Old Orchard Country Club Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 27 and part of the East ½ of the Northeast 1/4 of Section 28 both in Township 42 North Range 11 East of the Third Principal Meridian, in Cook County, Illinois

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded April 8,1996 as Document Number 96261584, as amended from time to time, together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

Parcel 2:
Easement for Ingress and Egress in favor of Parcel 1 created by the aforesaid Declaration recorded as Document Number 96261584.

Grantor also hereby grants to Grantee, their heirs and assigns, as rights and easements,Appurtenant to the above described Real Estate, the rights and Easements for the benefit of the property set forth in the aforementioned Declaration, and Grantor reserves to itself, its Successors and Assigns the right and Easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declaration; provisions of Condominium Property Act of Illinois.

STATEMENT BY GRANTOR AND GRANTEE 00680853

The grantor or his/her agent affirms that, to the best of his/her knowledge, 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 and hold title to real estate under the laws of the State of Illinois.

Dated August 12, 2000 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said RICHARD L. INSKEEP this 12 day of August, 2000.

"OFFICIAL SEAL" THOMAS A. GIBBONS COMMISSION EXPIRES 04/08/08

Notary Public _____

The grantee or his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated August 12, 2000 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said RICHARD L. INSKEEP this 12 day of August, 2000.

"OFFICIAL SEAL" THOMAS A. GIBBONS COMMISSION EXPIRES 04/08/08

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]