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2001-06-19 13:18:30

Cook County Recorder 29.50

QUIT CLAIM DEED
(Individual to Individual)

COOK COUNTY
RECORDER

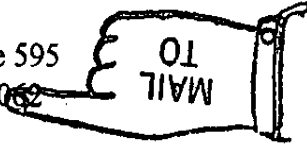
EUGENE "GENE" MOORE
SKOKIE OFFICE



0010533551

MAIL TO:

Marvin W. Temple
555 Skokie Blvd - Suite 595
Northbrook, Illinois 60062



SEND SUBSEQUENT TAX BILLS TO:

Ruth C. Chudacoff
1250 Rudolph Road - Unit 1L
Northbrook, Illinois 60062

THE GRANTORS, Ruth C. Chudacoff and Norman Chudacoff, her husband

of the Village of Northbrook, County of Cook, State of Illinois for the consideration of Ten and 00/XX-----(\$10.00) DOLLARS, CONVEYS and QUIT CLAIMS to Ruth C. Chudacoff as Trustee of the Ruth C. Chudacoff Trust dated September 23, 1998 and to her successors as trustee, of

1250 Rudolph Road - Unit 1L
Northbrook, Illinois 60062

all of Grantors' interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description Attached

Commonly known as: 1250 Rudolph Road - Unit 1L
Northbrook, Illinois 60062

Tax ID 04-03-200-023-1011

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 199 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 contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, 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 any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only

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an interest in the earnings, avails and proceeds thereof as aforesaid.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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.

DATED: June 16, 2001

Ruth C Chudacoff (SEAL)
Ruth C. Chudacoff

Norman Chudacoff (SEAL)
Norman Chudacoff

State of Illinois)
) SS
County of Lake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ruth C. Chudacoff and Norman Chudacoff, her husband, are 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 official seal, June 16, 2001.

Commission expires _____ Marvin W Temple Notary Public

This transaction is exempt pursuant to 35 ILCS 305/4 (e)

Date: June 16, 2001 Ruth C Chudacoff



This instrument was prepared by Marvin W. Temple, 555 Skokie Blvd., #595, Northbrook, Illinois 60062

This quit claim deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration of Condominium and Community Declaration the same as though the provisions of said Declaration of Condominium and Community Declaration were recited and stipulated at length herein.

Party of the first part also hereby grants to party of the second part, his successors and assigns, as rights and easements for the benefit of said property above real estate, the rights and easements for the benefit of said property set forth both in the aforementioned Declaration of Condominium and in that certain Declaration of Easements, Restrictions And Covenants For THE Condominiums Of Northbrook Court Community Association recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25415820 (hereinafter referred to as "Community Declaration"); and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth both in said Declaration of Condominium and Community Declaration for the benefit of the remaining property described therein.

Party of the first part also hereby grants to party of the second part, his successors and assigns, as rights and easements for the benefit of said property above real estate, the rights and easements for the benefit of said property set forth both in the aforementioned Declaration of Condominium and in that certain Declaration of Easements, Restrictions And Covenants For THE Condominiums Of Northbrook Court Community Association recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25415820 (hereinafter referred to as "Community Declaration"); and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth both in said Declaration of Condominium and Community Declaration for the benefit of the remaining property described therein.

Parcel 3: A perpetual non-exclusive easement of use for the purpose of 2-way vehicular traffic (passenger vehicles and trucks) and pedestrian access to and between the above described property and abutting roads and highways, over and across that parcel of land known as Rudolph Road.

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements, Restrictions and Covenants for THE Condominiums of Northbrook Court Community Association recorded as Document No. 25415820; and as amended from time to time;

Parcel 1: Easements for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements, Restrictions and Covenants for THE Condominiums of Northbrook Court Community Association recorded as Document No. 25415820; and as amended from time to time;

undivided percentage interest in the Common Elements. of Cook County, Illinois as Document No. 25627766, together with its Declaration of Condominium recorded in the Office of the Recorder of Deeds in Cook County, Illinois, which survey is attached as Exhibit "A" to the thence North 15'-05"-35" East, 117.00 feet to the point of beginning, 82'-35"-30" West, 122.28 feet; thence North 74'-54"-25" West, 185.00 feet; 117.00 feet; thence South 60'-05"-35" West, 185.00 feet; thence South thence North 60'-05"-35" East, 197.31 feet; thence South 29'-54"-25" East, described parcel of land; thence South 74'-54"-25" East, 197.31 feet; 54'-25" East, 20.90 feet to the true point of beginning of the herein 128.95 feet; thence South 53'-09"-43" West, 42.42 feet; thence South 74'- South line of Lake-Cook Road, 482.15 feet; thence South 00'-03"-18" West, per Document No. 23113812; thence North 89'-56"-42" West, along the said Northeast Quarter of said Section 3, with the South line of Lake-Cook Road feet West and parallel with the East line of the Northeast Quarter of the follows: Commencing at the point of intersection of a line drawn 50.00 of the Third Principal Meridian, being more particularly described as of the Northeast Quarter of Section 3, Township 42 North, Range 12, East delineated on a survey of the following described real estate: That part UNIT NO. 1-1, in THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM II, as

QUIT CLAIM DEED
FOR
LEGAL DESCRIPTION RIDER
THE CONDOMINIUMS OF NORTHBROOK COURT
CONDOMINIUM II

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(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.)

NOTE: A class C misdemeanor for the first offense and a class A misdemeanor for subsequent offenses. Concerning the identity of a grantee, the grantor or agent of a grantee shall be required to submit a copy of the deed or ABI to the Notary Public, State of Illinois, for recording.

Notary Public
MARVIN WILLIAM TEMPLE
OFFICIAL SEAL
Subscribed and Sworn to before me this 16 day of June, 2001.
Notary Public
MARVIN WILLIAM TEMPLE
OFFICIAL SEAL

Notary Public
MARVIN WILLIAM TEMPLE
OFFICIAL SEAL
Subscribed and Sworn to before me this 16 day of June, 2001.
Notary Public
MARVIN WILLIAM TEMPLE
OFFICIAL SEAL

Date: June 16, 2001
Signature: Ruth C. Chudlow
Grantee or Agent

Date: June 16, 2001
Signature: Ruth C. Chudlow
Grantor or Agent

The grantor or his agent affirms that, to the best of his 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. 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 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.