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2002-06-14 13:25:15
Cook County Recorder 27.50

QUIT CLAIM DEED

GRANTOR(S), ENZO J. FREDIANI and GRACE M. FREDIANI

of the City of Mount Prospect, in the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to GRANTEE(S),

GRACE M. FREDIANI as Trustee of the Declaration of Trust of GRACE M. FREDIANI dated March 23, 2002. of Mount Prospect, Illinois

in the County of Cook, State of Illinois, all interest in the following described Real Estate, to wit: Powers Per Exhibit A

See Legal Description Attached

See PIN Numbers and addresses

Permanent Index No.: Attached

Known as: 1400 Elmhurst Rd., Mt. Prospect, IL 60056
Units #201A, 201B, 211, 212, 214, 218, 314, 319, and 414

Subject to: 1. General real estate taxes for the year 2001 and subsequent years; 2. Covenants, conditions and restrictions of record; 3. Building lines and easements, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 12 day of June 2002.

Enzo J. Frediani

Grace M. Frediani

DEED Under Provision of Paragraph E, Section 17, of the Illinois Land Title and Recordation and Transfer Tax Act. 6-12-02

COUNTY OF COOK

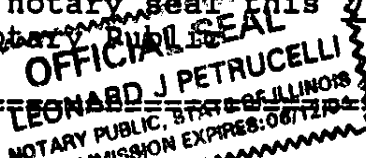
Leonard J. Petrucelli

Leonard J. Petrucelli, Attorney at Law

I, the undersigned, a Notary Public in and for the County and State afore-said, DO HEREBY CERTIFY that ENZO J. FREDIANI and GRACE M. FREDIANI 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 12 day of June 2002.

Leonard J. Petrucelli, Notary Public (SEAL) Expiration: 6-12-04



PREPARED BY: Leonard J. Petrucelli, Attorney At Law, 980 East Northwest Highway, Mount Prospect, Illinois, 60056, (847) 259-7774

RETURN TO: L. J. Petrucelli, 980 E. Northwest Hwy., Mt. Prospect, IL 60656

TAX BILL TO: Grace M. Frediani, 920 South Elm, Mount Prospect, IL 60056

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COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS

PARCEL 1:

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UNIT NUMBER 201A AND 201B IN ORCHARD VALE CONDOMINIUM NUMBER 2 AS DELINEATED ON THE SURVEY OF THAT PART OF LOT 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1972 AS DOCUMENT NUMBER 21895678, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24771257, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

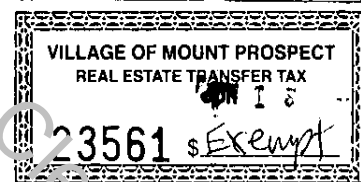
PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR, NON-COMMERCIAL TRAFFIC AS DISCLOSED BY DECLARATION AND GRANT OF EASEMENT, DATED DECEMBER 18, 1978 AND RECORDED DECEMBER 19, 1978 AS DOCUMENT #24771256, AND AS CREATED BY DEED FROM MOUNT PROSPECT STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1978 KNOWN AS TRUST NUMBER 732 TO ENZO J. FREDIANI AND GRACE M. FREDIANI, HIS WIFE RECORDED APRIL 26, 1984 AS DOCUMENT 27059808 ALL IN COOK COUNTY, ILLINOIS

PARCEL 3:

UNIT 211, 212, 214, 218, 314, 318 AND 414 IN THE ORCHARD VALE CONDOMINIUM NUMBER 1, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, 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 AS DOCUMENT 24983409 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

- 03-27-100-029-1002 AS TO UNIT 201A
- 03-27-100-029-1010 AS TO UNIT 201B
- 03-27-100-030-1029 AS TO UNIT 211
- 03-27-100-030-1030 AS TO UNIT 212
- 03-27-100-030-1032 AS TO UNIT 214
- 03-27-100-030-1036 AS TO UNIT 218
- 03-27-100-030-1051 AS TO UNIT 314
- 03-27-100-030-1055 AS TO UNIT 318
- 03-27-100-030-1070 AS TO UNIT 414



Cook County Clerk's Office

EXHIBIT A

RIDER

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 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, 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 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 99 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 obligated 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged 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 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 an interest in the earnings, avails and proceeds thereof as aforesaid.

STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated June 10, 2002

Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO before me this 12 day of June, 2002.
[Signature]
Notary Public

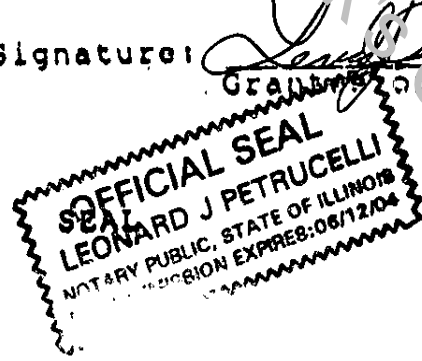


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 12, 2002

Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO before me this 12 day of June, 2002.
[Signature]
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)