

# UNOFFICIAL COPY

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2002-08-07 11:11:12

Cook County Recorder 31.50

**QUIT CLAIM DEED**  
**(Individual to Individual)**

MAIL TO:  
Maureen M. Pestine  
1437-B South Prairie Avenue  
Chicago, Illinois 60605

SEND SUBSEQUENT TAX BILLS TO:  
Maureen M. Pestine  
1437-B South Prairie Avenue  
Chicago, Illinois 60605

THE GRANTORS,

Ronald G. Pestine and Maureen M. Pestine, Husband and Wife

of the City of Chicago, County of Cook, State of Illinois for the consideration of Ten and 00/XX-----  
(\$10.00) DOLLARS, CONVEY and QUIT CLAIM to Maureen M. Pestine as Trustee of the Maureen M.  
Pestine Family Living Trust, dated November 11, 1993

1437-B South Prairie Avenue  
Chicago, Illinois 60605

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

See Attached

Commonly known as: 1437-B South Prairie Avenue  
Chicago, Illinois 60605

Tax ID 17-22-110-026/022/023

**COOK COUNTY**  
**RECORDER**  
**EUGENE "GENE" MOORE**  
**SKOKIE OFFICE**

*2/92*  
*lt*

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNSHIP SUBDIVISION TOGETHER WITH THAT PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD IN THE

ALSO

THE EAST 122.07 FEET OF THE WEST 197.07 FEET OF THE NORTH 119.0 FEET OF LOT 2 IN PRAIRIE PLACE TOWNSHIP SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS. WEST 97.13 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.00 36 SECONDS EAST 99.90 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS 1,400.69 FEET (THE CHORD OF SAID ARC BEARING NORTH 02 DEGREES 15 MINUTES FEET ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF DEGREES 12 MINUTES 58 SECONDS WEST 24.18 FEET; THENCE NORTHWESTERLY 99.92 SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 101.21 FEET; THENCE NORTH 00 SECONDS EAST 102.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 68.0 FEET AFORESAID; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 68.0 FEET NORTHWEST CORNER OF LOT 1 IN PRAIRIE PLACE TOWNSHIP SUBDIVISION THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD IN THE NORTHWEST THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNSHIP SUBDIVISION, TOGETHER WITH

ALSO

THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. 89 DEGREES 58 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE 75.0 FEET TO LOT 2 AFORESAID 175.0 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF WEST ALONG SAID NORTH LINE 75.0 FEET TO THE NORTHWEST CORNER OF LOT 2; THE NORTH LINE OF LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 175.0 FEET TO THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNSHIP SUBDIVISION, BEING A

ALSO

POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. 01 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE 68.00 FEET THEREON TO THE WEST 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES SECONDS WEST 124.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 OF SAID LOT 1 FOR A DISTANCE OF 56.00 FEET; THENCE SOUTH 89 DEGREES 58 THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT

UNIT 56 IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035

PARCEL 2:

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 96318235, AS AMENDED BY THE CORRECTION TO DECLARATION RECORDED IN THE RECORDER'S OFFICE ON MAY 21, 1996 AS DOCUMENT NUMBER 96385673 AND AMENDED BY THE FIRST AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 25, 1996 AS DOCUMENT NUMBER 96895524, AS AMENDED BY THE SECOND AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON DECEMBER 1, 1997 AS DOCUMENT NUMBER 97895560, AS AMENDED BY THE THIRD AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON JANUARY 29, 1998 AS DOCUMENT NUMBER 98078464, AS AMENDED BY THE FORTH AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON JUNE 23, 1998 AS DOCUMENT NUMBER 98536091, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION AFORESAID; THENCE SOUTH 25 DEGREES, 15 MINUTES, 18 SECONDS, EAST ALONG THE SOUTHWESTERLY LINE OF LOT 2 AFORESAID 178.23 FEET TO A POINT OF CURVE THEREIN; THENCE SOUTHEASTERLY ALONG SAID SOUTHEASTERLY LINE BEING AN ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 316.0 FEET FOR A DISTANCE OF 72.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES, 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 101.05 FEET; THENCE NORTH 25 DEGREES 15 MINUTES, 18 SECONDS WEST 312.19 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 41 SECONDS WEST 20.78 FEET TO THE EAST LINE OF LOT AFORESAID; THENCE SOUTH 00 DEGREES, 01 MINUTE, 19 SECONDS WEST ALONG SAID EAST LINE 30.32 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 64 DEGREES, 44 MINUTES, 42 SECONDS WEST 51.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150105, IN COOK COUNTY, ILLINOIS.

ALSO

NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 197.07 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 64.48 FEET; THENCE SOUTHEASTERLY 50.80 FEET ALONG THE ARC OF A CIRCLE CONVEX EAST 64.48 FEET; THENCE SOUTH 06 DEGREES 22 MINUTES 54 SECONDS EAST 68.86 FEET; THENCE SOUTHEASTERLY AND HAVING A RADIUS OF 1,400.69 FEET (THE CHORD OF SAID ARC BEARING SOUTH 05 DEGREES 20 MINUTES 33 SECONDS EAST 50.80 FEET); THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 77.27 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 119.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any

duties and obligations of its, his or their predecessor in trust.

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

similar to or different from the ways above specified, at any time or times hereafter.

considerations as it would be lawful for any person owning the same to deal with the same, whether part thereof; and to deal with said property and every part thereof in all other ways and for such other convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any leases and options to purchase the whole or any part of the reversion and to contract respecting the any time or times hereafter; to contract to make leases and to grant options to lease and options to renew period or periods of time and to amend, change or modify leases and the terms and provisions thereof at of any single demise the term of 308 years, and to renew or extend leases upon any terms and for any present or in future, and upon any terms and for any period or periods of time, not exceeding in the case property, or any part thereof, from time to time, in possession or reversion, by leases to commence in dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said said premises or any part thereof to a successor or successors in trust and to grant to such successor or grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any Full power and authority are hereby granted to said trustee to improve, manage, protect and

and purposes herein and in said trust agreement set forth.

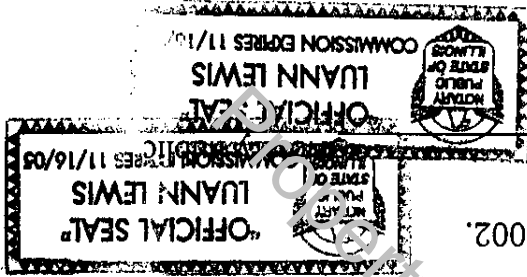
TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses

#22954

This instrument was prepared by Ronald G. Pestine, 555 Skokie Blvd., #595, Northbrook, Illinois 60062,

Date: July 30, 2002 *Maureen Jean*

This transaction is exempt pursuant to 35 ILCS 200/31-45 (e)



Commission expires 11/16/03 *Maureen Jean*

Given under my hand and official seal, July 30, 2002.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald G. Pestine and Maureen M. Pestine 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.

State of Illinois )  
County of )  
SS )  
)

Ronald G. Pestine (SEAL)  
Maureen M. Pestine (SEAL)

DATED July 30, 2002

And the said grantor hereby expressly waive and release 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.

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.

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.

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

Date: July 30, 2005 Signature: [Signature]  
 Date: July 30, 2005 Signature: [Signature]  
 Grantor or Agent Grantee or Agent

Subscribed and Sworn to before me this 30th day of July, 2005.  
 Subscribed and Sworn to before me this 30th day of July, 2005.

Notary Public in and for the State of Illinois  
 LUANN LEWIS  
 OFFICIAL SEAL  
 COMMISSION EXPIRES 11/16/05  
[Signature]

Notary Public in and for the State of Illinois  
 LUANN LEWIS  
 OFFICIAL SEAL  
 COMMISSION EXPIRES 11/16/05  
[Signature]

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.)