

**QUIT CLAIM DEED**

REV. 12/20/89 Form 5225

Perfection Legal Forms, Rockford, IL 61101

**UNOFFICIAL COPY**

00232901

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2000-04-04 10:51:09

Cook County Recorder 25.50



00306132

**COOK COUNTY  
RECORDER**

**EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE**

00306132

3048/0034 03 001 Page 1 of 4

2000-05-02 10:32:56

Cook County Recorder 27.50

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**THE GRANTORS**, Andrew J. Esposito and Mary Ann Esposito, his wife, as Tenants by the Entirety

of the Village of Tinley Park  
in the County of Cook

and State of Illinois

for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONVEY and QUIT CLAIM**

to Founders Bank, as Trustee under Trust No. 5670, D/A March 23, 2000

**THIS DEED IS BEING RECORDED TO INCLUDE TRUSTEE POWER LANGUAGE.**

whose address is 11850 S. Harlem Avenue, Palos Heights, IL 60464  
all interest in the following described real estate, to-wit:

UNIT NUMBER 7775-1NW IN GRAFTON PLACE CONDOMINIUMS OF BRISTOL PARK PHASE II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN GRAFTON PLACE OF BRISTOL PARK SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 36 TOWNSHIP 36 NORTH RANGE 12 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 97695514 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ALSO THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 7775-G1NW, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED, TO THE DECLARATION AFORESAID.

c/k/a 7775 Bristol Park Drive, Unit 1NW, Tinley Park, IL 60477

PIN: -27-36-124-018-1013-

(Continue legal description on reverse side)

situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 31st

day of March 2000

**AFFIX TRANSFER TAX STAMP**

OR

"Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act"

3-31-00  
Date

Buyer, Seller or Representative

Andrew J. Esposito  
Mary Ann Esposito

Exempt under Real Estate Transfer Tax Act 200/31-4:

sub par. 6 and Cook County, Ord. 98-0-27 par. e

Date 5-1-00 Sign.

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00232901

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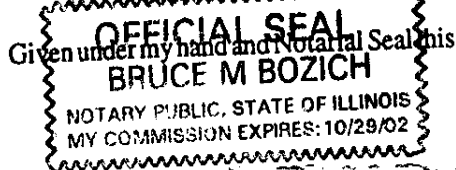
STATE OF ILLINOIS

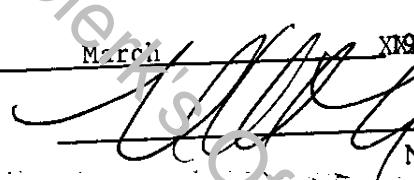
Cook

COUNTY

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT

Andrew J. Esposito and Mary Ann Esposito, his wife  
personally known to me to be the same person s whose name s are subscribed to the foregoing  
instrument, as having executed the same, 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.



  
Notary Public.

Future Taxes to Grantee's Address ( )  
OR to

Andrew J. Esposito  
7775 Bristol Park Drive, Unit 1NW  
Tinley Park, IL 60477

This Instrument was Prepared by: Bruce M. Bozich

Whose Address is: 11800 S. 75th Avenue, #302  
Palos Heights, IL 60463

Return this document to:

Bruce M. Bozich, Esq.  
Bozich, Beran & Soldat  
11800 S. 75th Avenue- #302  
Palos Heights, IL 60463



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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 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 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 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 the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into the necessity or expediency of any act of said trustee, or be obliged 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 predecessors in trust.

00306132

STATEMENT BY GRANTOR AND GRANTEE

The grantor and 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 3-31, 2000Signature: [Signature]

(Grantor or Agent)

SUBSCRIBED and SWORN to before me this

31st Day of March, 2000.

OFFICIAL SEAL

BRUCE M BOZICH

NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 10/29/02

The grantee 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 3-31, 2000.Signature: [Signature]

(Grantor or Agent)

SUBSCRIBED and SWORN to before me this

31st Day of March, 2000.

OFFICIAL SEAL

BRUCE M BOZICH

NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 10/29/02

Notary Public

Note: Any person who knowingly submits to 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 a 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.]