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QUIT CLAIM DEED IN TRUST



0312219022

Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 05/02/2003 09:54 AM Pg: 1 of 4

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) JEAN M. RICCI, divorced and not since remarried

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and quit claim unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 15th day of October 2001, known as Trust Number 13088, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Legal Description on attached "EXHIBIT A".

This conveyance exempt under paragraph Section e of the IRETTA.

5/1/03
Date

Jean M. Ricci
JEAN M. RICCI

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 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

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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 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.

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.

In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set _____ her hand and seal _____ this _____ 1st day of _____ May 20 03

Jean M. Ricci
 JEAN M. RICCI

THIS INSTRUMENT WAS PREPARED BY: KEVIN W. DILLON
 6730 W. Higgins, Chgo., IL 60656

STATE OF ILLINOIS

OFFICIAL SEAL
 KEVIN WILLIAM DILLON
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 04/20/08

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that JEAN M. RICCI, divorced and not since remarried

_____ personally known to me to be the same person _____ whose name is _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ she

signed, sealed and delivered the said instrument as her 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 notarial seal this 1st day of May 20 03

Kevin William Dillon
 Notary Public

KEVIN W. DILLON
 6730 W. Higgins
 Chicago, IL 60656

7800 W. Higgins, #C
 Chicago, IL 60631



PARKWAY BANK AND TRUST COMPANY
 4800 NORTH HARLEM AVENUE
 HARWOOD HEIGHTS, ILLINOIS 60706
 RECORDER'S BOX 282

For information only insert street address of above described property

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STREET ADDRESS: 7800 W. HIGGINS UNIT C
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 12-01-311-081-0000

LEGAL DESCRIPTION:

PARCEL 1:

THE NORTH 21 FEET OF THE SOUTH 82.24 FEET (AS MEASURED ALONG AND AT RIGHT ANGLES TO THE WEST LINE THEREOF) OF THE EAST 50.71 FEET OF THE WEST 120.72 FEET OF THE EAST 395.41 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS ROAD ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S SUBDIVISION) OF THAT PART OF LOT 2 LYING NORTH OF THE NORTHERLY LINE OF HIGGINS ROAD IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT NORTH 358 FEET OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF) IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE FOLLOWING DESCRIBED TRACT:

THE NORTH 19 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THE WEST 120.72 FEET OF THE EAST 395.41 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF WEST 120.72 FEET OF THE EAST 395.41 FEET AS (MEASURED ALONG THE CENTER LINE OF HIGGINS ROAD ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S SUBDIVISION) OF LOT 2 IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 358.0 FEET OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF) IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE ABOVE DESCRIBED TRACT 84.33 FEET OF THE NORTHWEST OF THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 11.31 FEET THENCE SOUTH WESTERLY TO A POINT IN THE SOUTH LINE OF SAID TRACT 79.17 FEET EAST OF THE SOUTH WEST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT 11.31 FEET; THENCE NORTH EASTERLY TO THE POINT OF BEGINNING

PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED APRIL 19, 1963 AND RECORDED APRIL 22, 1963 AS DOCUMENT NUMBER 18775486 MADE BY HIGGINS-CANFIELD BUILDING CORPORATION, AN ILLINOIS CORPORATION, AS CREATED BY MORTGAGE FROM HIGGINS-CANFIELD BUILDING CORPORATION AND AS CREATED BY MORTGAGE FROM HIGGINS CANFIELD CORPORATION TO ST. PAUL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO DATED APRIL 23, 1963 AND RECORDED JUNE 2, 1963 AS DOCUMENT NUMBER 18785084 AND AS CREATED BY THE DEED FROM HIGGINS CANFIELD CORPORATION TO MICHAEL V. CLATCH AND NOREEN L. CLATCH, HIS WIFE, DATED JUNE 1, 1964 AND RECORDED JUNE 25, 1964 AS DOCUMENT 19166581 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AND DRIVE OVER AND ACROSS THE WEST 18.0 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF (EXCEPT THE NORTH 30.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) AND THE SOUTH 11.0 FEET OF THE NORTH 30.0 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF)

ALSO

EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 3.50 FEET OF THE WEST 69.71 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF (EXCEPT THE NORTH 30.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF)

ALSO

THE EAST 3.50 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF (EXCEPT THE NORTH 30.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) ALL OF THE ABOVE EASEMENT FALLS IN THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 120.72 FEET OF THE EAST 395.41 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS ROAD ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S SUBDIVISION) OF LOT 2 IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 358.0 FEET OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF) IN COOK COUNTY, ILLINOIS

SUBJECT TO: REAL ESTATE TAXES AND CONDITIONS, RESTRICTIONS, AND COVENANTS OF RECORD.

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EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

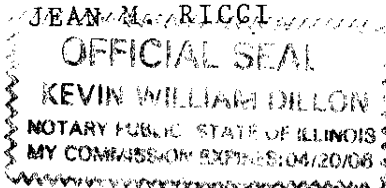
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 April 10, 2003

Signature: *Jean M. Ricci*
Grantor or Agent

Subscribed and sworn to before me
By the said JEAN M. RICCI
This 10th day of April 2003
Notary Public *[Signature]*

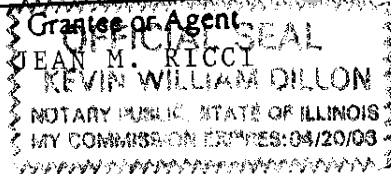


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 10, 2003

Signature: *Jean M. Ricci*
Grantee or Agent

Subscribed and sworn to before me
By the said JEAN M. RICCI
This 10th day of April 2003
Notary Public *[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.)