

# UNOFFICIAL COPY



0314848088

Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 05/28/2003 02:26 PM Pg: 1 of 4

QUIT CLAIM DEED  
Individual  
STATUTORY (ILLINOIS)

THE GRANTOR, JOHN P. McHUGH, II, divorced and not since remarried, of Chicago, Illinois, County of Cook, State of Illinois, for the consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

CONVEYS and QUIT CLAIMS to JOHN McHUGH, JR., as trustee of the JOHN McHUGH, JR. Declaration of Living Trust dated March 12, 2003, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 1F, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 274, 276, 277 AND 278 IN WILLIAM ZELOSKY'S COLONIAL GARDENS, A SUBDIVISION OF THE WEST FRACTIONAL 1/2 OF THE SOUTHEAST FRACTIONAL 1/4 OF THE FRACTIONAL SECTION 8, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO A DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST NO. 5992, RECORDED AS DOCUMENT NO. 26340459, TOGETHER WITH AN UNDIVIDED 5.67 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AS SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

Address of Real Estate: 5815 W. HIGGINS 1F  
CHICAGO, IL 60620

Permanent Real Estate Index No. 13-08-420-033-1016

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois: 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 wither 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 provisions of Paragraph

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

By

Edward McHugh Date 5-15-03

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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 revision 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 changes 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 obligated 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 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 of other dispositions 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.

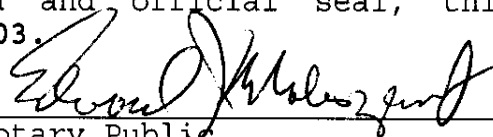
DATED this 15 day of MAY, 2003.

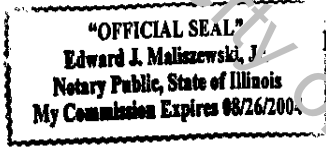
  
\_\_\_\_\_  
John P. McHugh, II

# UNOFFICIAL COPY

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **John P. McHugh, Jr. as Trustee of the Declaration of Living Trust dated March 12, 2003** personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

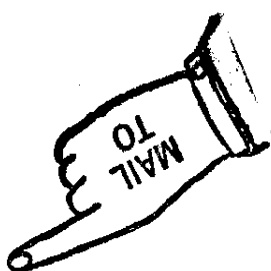
Given under my hand and official seal, this 15<sup>TH</sup> day of May, 2003.

  
\_\_\_\_\_  
Notary Public



My Commission expires \_\_\_\_\_

This instrument was prepared by:  
Law Office of  
Edward J. Maliszewski, Jr., Esq.  
A Professional Corporation  
840 S. Oak Park Ave.  
Oak Park, Illinois 60304



Mail to:  
Edward J. Maliszewski, Jr.  
840 South Oak Park Avenue  
Oak Park, Illinois 60304

Send subsequent tax bills to:  
Mr. John P. McHugh, II  
5815 W. Higgins 1F  
Chicago, IL 60630

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

EXEMPT AND ALL TRANSFER DECLARATION BY STATEMENT  
REQUIRED UNDER PUBLIC ACT 87-543  
COOK COUNTY ONLY

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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.

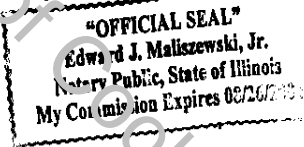
Dated 5/15/03

[Signature]  
GRANTOR OR AGENT

STATE OF ILLINOIS )  
COUNTY OF COOK )

Subscribed and sworn to before me this 15 day of May, 2003

My commission expires:



[Signature]  
Notary Public

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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.

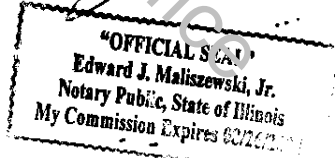
Dated 5/15/03

[Signature]  
GRANTEE OR AGENT

STATE OF ILLINOIS )  
COUNTY OF COOK )

Subscribed and sworn to before me this 15 day of May, 2003

My commission expires:



[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 a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)