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QUIT CLAIM DEED
Illinois Statutory

Doc#: 0416618029
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 06/14/2004 09:04 AM Pg: 1 of 5

Mail to:
Jean Nitz
22 Park Lane, Unit 209
Park Ridge IL 60068

Name and Address of Taxpayer:
Jean Nitz
22 Park Lane, Unit 209
Park Ridge IL 60068

On this 1st day of April, 2004 the Grantor(s) Jean M. Nitz, a widow and not since remarried, and surviving joint tenant of Richard C. Nitz, Deceased, of the Village of Park Ridge, County of Cook, State of Illinois, in and for consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEYSs and QUIT CLAIMS to

NANCY PESOLI, not individually but as trustee,
of 817 Red Stable Way, Oak Brook, IL



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 23109

under the provisions of a trust agreement dated the 1st day of April, 2004 and known as JEAN M. NITZ LIVING TRUST, (herein referred to as "said trustee,") and unto all and every successors in trust under said trust agreement, the following described real estate in the County of Cook, State of Illinois, to wit:

UNIT 209 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK LANE CONDOMINIUM I, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22996722, AS AMENDED FROM TIME TO TIME, IN SECTIONS 27 AND 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 09 27 306 145 1039.
Common Address: 22 Park Lane, Unit 209, Park Ridge IL 60068.

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together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to improve, manage, protect, subdivide said premises or any part thereof; to dedicate parks, streets, highways, or alleys; 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 presently or in the future, 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 grant 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 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 obligated 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 obligated or privileged to inquire into the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the 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 of 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 the 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

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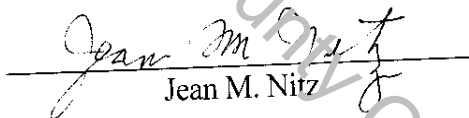
the title, estate, rights, powers, authorities, duties, and obligations of its, his or their predecessor in trust.

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 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.

If any 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.

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.

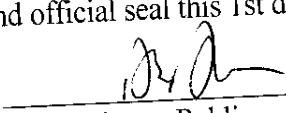
IN WITNESS WHEREOF the Grantor has hereunto set her hand and seal the day and year first above written.


 Jean M. Nitz

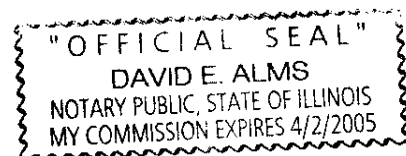
State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jean M. Nitz, a widow and not since remarried, and surviving joint tenant of Richard C. Nitz, Deceased, personally known to me to be the same person whose name is subscribed to the forgoing 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 official seal this 1st day of April 2004.


 Notary Public

my commission expires: 4/2/2005



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IMPRESS SEAL HERE

COUNTY-ILLINOIS TRANSFER STAMPS

Name and Address
of Preparer:

David E. Alms, Esq.
1420 Renaissance Drive
Suite 406
Park Ridge, IL 60068

EXEMPT UNDER PROVISIONS OF PARAGRAPH
4 SECTION 4, REAL ESTATE TRANSFER

ACT

DATE: 4/1/2004

[Signature]
~~Buyer, Seller or Representative~~

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

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 4/1, 2004

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me
by the said David E. Moore, Agent
this 1 day of April, 2004
Notary Public

OFFICIAL SEAL
JESSICA RUTH ALMS
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 10/24/2004

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 4/1, 2004

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me
by the said David E. Moore, Agent
this 1 day of April, 2004
Notary Public

OFFICIAL SEAL
JESSICA RUTH ALMS
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 10/24/2004

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.)



EUGENE "GENE" MOORE

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