

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTOR(S) **JEUNE N. NAZON and ADRIENNE M. NAZON, his wife**, of the City of Chicago, County of Cook, State of Illinois for the consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM a one-half (1/2) undivided interest to **JEUNE NAZON**, as Trustee, under the provisions of a Trust Agreement dated July 19, 2004, and known as the **Jeune Nazon Revocable Trust**, and a one-half (1/2) undivided interest to **ADRIENNE NAZON**, as Trustee, under the provisions of a Trust Agreement dated July 19, 2004, and known as the **Adrienne Nazon Revocable Trust**, as **Tenants In Common**, and unto all and every successor or successors in trust under said trust agreements, all interest in the following described Real Estate, situated in Cook County, Illinois, commonly known as 1652 W. 103<sup>rd</sup> Street, Chicago, Illinois 60643 and legally described as:



Doc#: 0507434079  
 Eugene "Gene" Moore Fee: \$30.50  
 Cook County Recorder of Deeds  
 Date: 03/15/2005 11:39 AM Pg: 1 of 4

(See legal description marked as "Exhibit A" attached hereto and made a part hereof)

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, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THE TERMS AND CONDITIONS APPEARING ON THE NEXT PAGE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(e)

[Signature] Date 3-15-05  
 Agent

Permanent Real Estate Index Number: 25-07-416-040-0000  
 Address of Real Estate: 1652 West 103<sup>rd</sup> Street, Chicago, Illinois 60643

DATED this March day of March, 2005.

[Signature]  
 JEUNE N. NAZON

[Signature]  
 ADRIENNE M. NAZON



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 **JEUNE N. NAZON and ADRIENNE M. NAZON**, husband and wife, are personally known to me to be the 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 her/his/their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of March, 2005.  
 Commission expires 10-28-07

[Signature]  
 NOTARY PUBLIC

This instrument was prepared by: **Steven B. Isaacson**, Deutsch, Levy & Engel, Chartered, 225 W. Washington Street, Ste #1700 Chicago, IL 60606

Mail To: **Steven B. Isaacson**, Deutsch, Levy & Engel, Chartered, 225 W. Washington St, Ste 1700 Chgo, IL 60606

Send Subsequent Tax Bills To: **Jeune and Adrienne Nazon**, 1652 W. 103<sup>rd</sup> Street, Chicago, Illinois 60643

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TERMS AND CONDITIONS

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 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 time 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 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.

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EXHIBIT A  
LEGAL DESCRIPTION

LOT 9 IN HOPKINSON AND GORTON'S SUBDIVISION OF THE EAST ½ OF LOTS 15 AND 16 IN  
BLOCK 4 IN BLUE ISLAND LAND AND BUILDING COMPANY'S SUBDIVISION KNOWN AS  
WASHINGTON HEIGHTS, IN SECTION 7, 8, 17, 18, AND 19, TOWNSHIP 37 NORTH, RANGE 14, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## 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 attached document 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, 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: March 15 2005

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
this 15th day of March, 2005

[Handwritten Signature]  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the attached document 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, 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: March 15 2005

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
this 15th day of March, 2005

[Handwritten 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 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].*