

QUIT CLAIM
WARRANTY DEED IN TRUST

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Doc#: 0703650035 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/05/2007 09:29 AM Pg: 1 of 4

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) CHARLES J. NOVAK and MARIE NOVAK,
husband and wife

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 warrant 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 19TH
day of December 2003, known as Trust Number 13704, 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 Sec. 4 of the IRETTA.

Dated: 1/12/07

Charles J. Novak
CHARLES J. NOVAK

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 premise 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.

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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.

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 s hereby expressly waive and release 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 s aforesaid have hereunto set their hands and seals this 11 day of January 20 07

x Charles J. Novak
CHARLES J. NOVAK

x Marie Novak
MARIE NOVAK

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

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

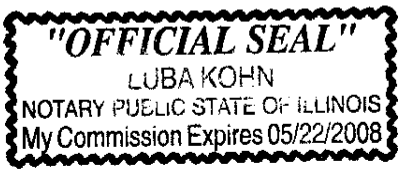
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that CHARLES J. NOVAK and MARIE NOVAK, husband and wife

personally known to me to be the same person s whose name s are they subscribed to the foregoing instrument, 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.

Given under my hand and notarial seal this 11th day of Jan. 2007

x Luba Kohn

Notary Public



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

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

For information only insert street address of above described property
6450 W. Berteau, #210
Chicago, IL 60634

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LEGAL DESCRIPTION

6450 W. Berteau
#210
Chicago, IL 60634
P.I.N.: 13-18-409-074-1106

Unit 3-210 together with its undivided percentage interest
in the common elements in Glenlake Condominium No. 2 as
delineated and defined in the Declaration recorded as
Document Number 99465987, as amended from time to time,
in part of the South Fractional Half of Section 18,
Township 40 North, Range 13, East of the Third Principal
Meridian, in Cook County, Illinois.

"EXHIBIT A"

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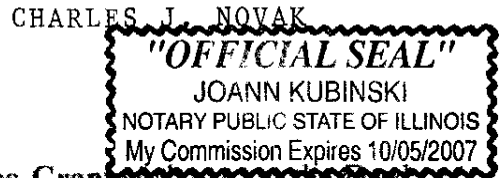
STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in 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 January 12, 2007

Signature: *Charles J. Novak*
Grantor or Agent

Subscribed and sworn to before me
By the said CHARLES J. NOVAK
This 12 day of January, 2007.
Notary Public *Joann Kubinski*

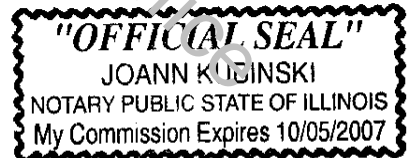


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date January 12, 2007

Signature: *Charles J. Novak*
Grantee or Agent
CHARLES J. NOVAK

Subscribed and sworn to before me
By the said CHARLES J. NOVAK
This 12 day of January, 2007.
Notary Public *Joann Kubinski*



Note: Any person who knowingly submits a false statement concerning the identity of **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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)