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385/0081 33 001 Page 1 of 5
1998-11-10 14:20:54
Cook County Recorder 29.50

**QUIT CLAIM DEED
IN TRUST
(Illinois)**



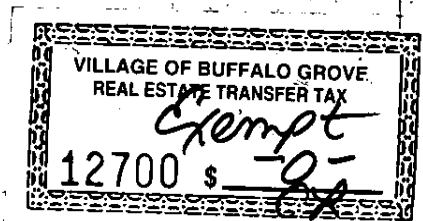
08011963

Above Space for Recorder's Use Only

THE GRANTOR,
**ELIZABETH ANN
MONTALBANO**, divorced and
not since remarried, of the County
of Cook and State of Illinois for
and in consideration of Ten and
NO/100 Dollars (\$10.00), and
other good and valuable
consideration in hand paid, does

hereby **CONVEY AND QUIT CLAIM** unto **ELIZABETH A. MONTALBANO**, not personally
but as **Trustee** under the provisions of a declaration of trust dated the 23rd day of October, 1998,
and known as the **ELIZABETH A. MONTALBANO DECLARATION OF TRUST** (hereinafter
referred to as "said trustee"), 70 Old Oak, #125, Buffalo Grove, Illinois 60089, and unto all and
every successor or successors in trust under said declaration of trust, the real estate in the County of
COOK, and State of Illinois, legally described on Exhibit A attached hereto and incorporated herein
by reference. **TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts
and for the uses and purposes herein and in said declaration of trust set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and
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 praesenti or in 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 199 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.



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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 declaration of trust; 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 there of the trust created by this Indenture and by said declaration of trust 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 declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and delivery 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 property 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 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.

Permanent Real Estate Index Number:

03-04-300-021-1547

Address of Real Estate:

70 Old Oak, #125
Buffalo Grove, IL 60089

IN WITNESS WHEREOF, the grantor hereunto sets her hand this 23rd day of October, 1998.

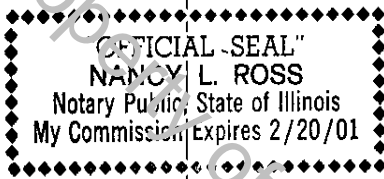

ELIZABETH A. MONTALBANO

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State aforesaid, DO HEREBY CERTIFY that ELIZABETH A. MONTALBANO, 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.

Given under my hand and official seal, this 23rd day of October, 1998.



Nancy L. Ross

Notary Public

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

Paul F. Gerbosi
Nisen & Elliott
200 W. Adams Street, Suite 2500
Chicago, Illinois 60606

COOK COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 4, REAL ESTATE TRANSFER ACT

Elizabeth A. Montalbano

Buyer, Seller or Representative

DATE: October 23, 1998

Send Subsequent Tax Bills To:
ELIZABETH A. MONTALBANO
As Trustee
70 Old Oak, #125
Buffalo Grove, Illinois 60089

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EXHIBIT A TO QUIT CLAIM DEED LEGAL DESCRIPTION OF REAL ESTATE

LEGAL DESCRIPTION:

Unit 125 as delineated on a survey of a part of Lot "C" in Buffalo Grove Unit #7, being a subdivision in sections 4 and 5, Township 42 North, Range 11, East of the Third Principal Meridian, which survey as Exhibit "B" to the Declaration of Condominium made by American National Bank & Trust Co. of Chicago as Trustee under Trust #38157, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 23500200; as amended from time to time; together with their undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey), in Cook County, Illinois.

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STATEMENT BY GRANTOR AND GRANTEE

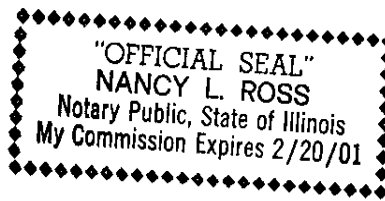
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: October 23, 1998

Signature: *Rene Calderon*
Grantor or Agent

Subscribed and sworn to before this 23rd day of October, 1998.

Nancy L. Ross
Notary Public



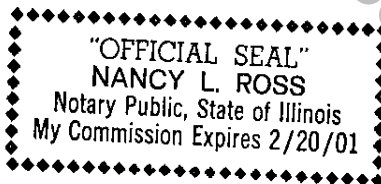
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: October 23, 1998.

Signature: *Rene Calderon*
Grantee or Agent

Subscribed and sworn to before this 23rd day of October, 1998.

Nancy L. Ross
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.)