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QUIT CLAIM DEED IN TRUST



Doc#: 0831556005 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/10/2008 11:02 AM Pg: 1 of 4

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) Peter Trifu, divorced not since remarried, and Mary Leahy, divorced not since remarried

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 quit claim 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 31st day of October 2008, known as Trust Number 14616, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Attached Legal Description:

PIN#14-28-318-064-1262

Exempt under provisions of Paragraph E, Section 200.1-2B6, Chicago Transaction Tax Ordinance and Paragraph E, Section 4, Real Estate Transfer Act.
Date: 11/7/08 Representative: [Signature]

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 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

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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 _____ 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 _____ aforesaid ha _____ hereunto set _____ hand _____
and seal _____ this 7th day of November xx 2008

Peter Trifu
PETER TRIFU

Mary Leahu
MARY LEAHU

THIS INSTRUMENT WAS PREPARED BY: James R. Carlson, 7601 W. Montrose Ave., Norridge, IL 60706

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 Peter Trifu, divorced not since remarried,
and Mary Leahu, divorced not since remarried

personally known to me to be the same person _____ whose name _____
_____ subscribed to the foregoing instrument, appeared before me this
day in person and acknowledged that _____
signed, sealed and delivered the said instrument as _____ 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 7th day of Nov xx 2008

"OFFICIAL SEAL"
JAMES R CARLSON
Notary Public, State of Illinois
My Commission Expires 7/7/2010

James R. Carlson
Notary Public

Send Subsequent Tax Bills to:
Peter Trifu and Mary Leahu
6719 W. Foster Ave., Chicago, IL 60656

Property Address: 2626 N. Lakeview
Unit 2110
Chicago, IL 60614

PARKWAY BANK AND TRUST COMPANY
4800 NORTH HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656

For information only insert street address of
above described property

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Property #2 2626 N. Lakeview, Unit 2110, Chicago, IL 60614
Pin#14-28-318-064-1262 Single Family Residence

UNIT NUMBER 2110, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 13 TO 16 IN THE SUBDIVISION OF BLOCK 3 OF OUT LOT "A" OF WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTH WEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED NOVEMBER 17, 1886 AS DOCUMENT NUMBER 773976 IN BOOK 24 OF PLATS, PAGE 31, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE 2626 LAKEVIEW CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 4, 1967 AND KNOWN AS TRUST NUMBER 25000 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23671679; TOGETHER WITH AN UNDIVIDED .113 PERCENT INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), 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 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: 10-31-08

Signature: Peter Trub

Grantor or Agent

SUBSCRIBED and SWORN to before me
by the said Grantor this 31st day of
October, 2008.

James R. Carlson
Notary Public

"OFFICIAL SEAL"
JAMES R CARLSON
Notary Public, State of Illinois
My Commission Expires 7/7/2010

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 title to real estate under the laws of the State of Illinois.

Dated: 10-31-08

Signature: Mary Leah

Grantee or Agent

SUBSCRIBED and SWORN to before me
by the said Grantee this 31st day of
October, 2008.

James R. Carlson
Notary Public

"OFFICIAL SEAL"
JAMES R CARLSON
Notary Public, State of Illinois
My Commission Expires 7/7/2010

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.