

# UNOFFICIAL COPY



Doc#: 1034731052 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/13/2010 03:40 PM Pg: 1 of 5 )  
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## QUITCLAIM DEED

**GRANTOR**, MICHAEL POPOFF and LINDA POPOFF, husband and wife (herein, "Grantor"), whose address is 22124 N Hudson Apt. 201, Chicago, IL 60614, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, LINDA S. POPOFF, Trustee, or any successors in trust, under the LINDA S. POPOFF TRUST dated November 29, 2006 and any amendments thereto (herein, "Grantee"), whose address is 22124 N Hudson Apt. 201, Chicago, IL 60614, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 22124 N Hudson Apt. 201,  
Chicago, IL 60614

Permanent Index Number: 14-33-123-065-1004

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement hereinabove described.

In addition to all of the powers and authority granted to the trustee by the terms of said Agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time

Return To: **30F3**  
First Title & Escrow  
30 West Gude Drive, Suit 450  
Rockville, MD 20850

Send subsequent tax bills to:  
LINDA S. POPOFF, TRUSTEE  
22124 N HUDSON APT. 201  
CHICAGO, IL 60614

This instrument prepared by:  
STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

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to time, in possession or reversion, by leases to commence at the present 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 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 or title or interest in or about or easement appurtenant to said real estate 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 same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

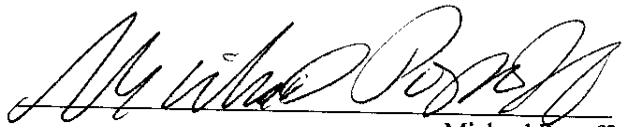
In no case shall any party dealing with the trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of said 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 thereof the 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 said Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors in trust.

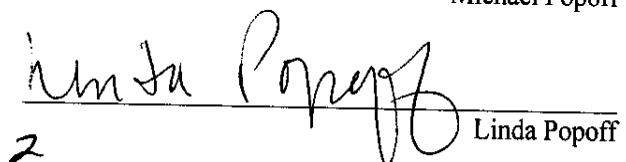
The interest of each and every beneficiary under said Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary under said Agreement 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 the title to any of the above real estate 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 "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

Dated this 11<sup>th</sup> day of November 2010

**GRANTOR**

  
Michael Popoff

  
Linda Popoff

# UNOFFICIAL COPY

STATE OF Michigan  
COUNTY OF Oakland

This instrument was acknowledged before me on November 4, 2010, by Michael Popoff.

[Affix Ann Murphy

Notary Public, Oakland County, MI  
acting in Oakland Co, MI

My Commission Expires July 18, 2012

Notary signature: [Signature]  
Printed name: Ann Murphy  
My commission expires: 07/18/12

STATE OF Michigan  
COUNTY OF Oakland

This instrument was acknowledged before me on November 4, 2010, by Linda Popoff.

[Affix Notary Seal]  
Ann Murphy

Notary Public, Oakland County, MI  
acting in Oakland Co, MI

My Commission Expires July 18, 2012

Notary signature: [Signature]  
Printed name: Ann Murphy  
My commission expires: 07/18/12

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

[Signature]  
Signature of Buyer/Seller/Representative  
LINDA POPOFF

11-4-2010  
Date

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LEGAL DESCRIPTION 66888

PARCEL NO:14-33-123-065-1004

PARCEL 1: PARCEL

UNIT 2124-201 IN THE EAST LINCOLN PARK VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH ½ OF LOT 15 (EXCEPT THAT PART TAKEN FOR LINCOLN PLACE) IN THE SUBDIVISION OF LOTS 1 AND 7 AND THE SOUTH 1/2 OF LOT 2 IN BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE SOUTH 100 FEET OF LOT 13 IN THE SUBDIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 21 IN CANAL TRUSTEES SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0327432145 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: PARKING

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-14, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

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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 Nov 4, 2010

Signature: Jeri Gibbons  
Grantor or Agent  
Jeri Gibbons, Agent

Subscribed and sworn to before me  
By the said Jeri Gibbons  
This 4, day of NOV, 2010  
Notary Public Susan J. Harris

SUSAN J. HARRIS  
Notary Public-Maryland  
Montgomery County  
My Commission Expires  
October 22, 2011

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.

Date NOV 4, 2010

Signature: Jeri Gibbons  
Grantee or Agent  
Jeri Gibbons, Agent

Subscribed and sworn to before me  
By the said Jeri Gibbons  
This 4, day of NOV, 2010  
Notary Public Susan J. Harris

SUSAN J. HARRIS  
Notary Public-Maryland  
Montgomery County  
My Commission Expires  
October 22, 2011

**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)