



Doc#: 1118031077 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/29/2011 02:53 PM Pg: 1 of 5

## QUIT CLAIM DEED IN TRUST

THE GRANTORS, Boris S. Frid and Sheyne Frid, husband and wife, of the City of Evanston, County of Cook, and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, CONVEYS AND QUIT CLAIMS to Boris S. Frid and Sheyne B. Frid, not individually, but as Trustees of the BORIS S. FRID TRUST DATED SEPTEMBER 28, 1994, and to Sheyne B. Frid AND Boris S. Frid, not individually, but as Trustees of the SHEYNE B. FRID TRUST DATED SEPTEMBER 28, 1994, both whose address is 2555 Gross Point Road, Apt. 403,

Evanston, IL 60201 (the "Grantees") (hereinafter referred to as "said trustees" regardless of the number of trustees), as TENANTS BY THE ENTIRETY and unto all and every successor or successors in trust under said trust agreements, of the Grantors' 100% interest in the following described real estate in the County of Cook, State of Illinois, to wit:

See Legal Description as Exhibit A attached hereto and made a part hereof

Property Tax Number: 10-10-201-077-1058

Commonly known as: 2555 Gross Point Road, Apt. 403, Evanston, IL 60201.

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 and set forth herein. Each trust has as its settlors, a husband and wife, and said husband and wife are the primary beneficiaries of said trusts, and the interests of the husband and wife in the property are to be held as tenancy by the entirety.

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, 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

# UNOFFICIAL COPY

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 thereof, 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 the 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 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 said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hand and seal this 25 day of May, 2011.

Boris S. Frid  
Boris S. Frid

Sheyne Frid  
Sheyne Frid

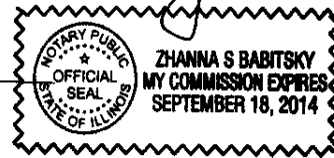
# UNOFFICIAL COPY

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 Boris S. Frid and Sheyne Frid, husband and wife, husband and wife, husband and wife, personally known to me to be the same 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 their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 25<sup>th</sup> day of May, 2011.

Zhanna S. Babitsky  
Notary Public



My commission expires: 9-18-2014

This instrument was prepared by and after recording mail to:

Send subsequent tax bills to:

Albert L. Grasso, Esq.  
Chuhak & Tecson, P.C.  
30 South Wacker Drive  
Suite 2600  
Chicago, Illinois 60606

Boris S. Frid, Trustee and  
Sheyne B. Frid, Trustee  
2555 Gross Point Road, Apt. 403  
Evanston, IL 60201

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

05/25/2011  
Dated

Boris Frid  
Boris S. Frid

CITY OF EVANSTON  
EXEMPTION  
Zhanna Babitsky  
CITY CLERK

# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION

UNIT 403 IN THE NORTH POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

A PART OF LOT 1 IN OPTIMA CONSOLIDATION IN FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 27, 1989 AND KNOWN AS TRUST NUMBER 101926-04 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS ON OCTOBER 25, 1990 AS DOCUMENT NUMBER 90521901, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS CREATED PURSUANT TO SUCH DECLARATION AS MAY BE AMENDED FROM TIME TO TIME.

GRANTOR DOES HEREBY ASSIGNS TO GRANTEE THE PARKING SPACES LOCATED IMMEDIATELY BENEATH THE BUILDING, WHICH PARKING SPACES ARE DESIGNATED AS PARKING SPACE P-91 AND P-92 IN ACCORDANCE WITH, AND SUBJECT TO THE PROVISIONS OF ARTICLE III, PARAGRAPH 4, OF THE DECLARATION.

# UNOFFICIAL COPY

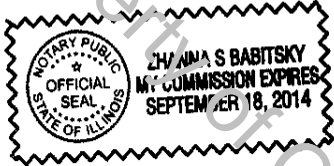
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: 05/25/2011

By: Boris Frid  
Boris S. Frid

SUBSCRIBED and SWORN to before me this 25<sup>th</sup> day of May, 2011.



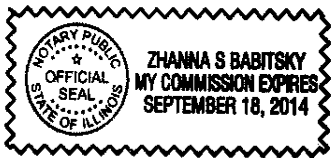
Zhanna S. Babitsky  
NOTARY PUBLIC  
My commission expires: 9-18-2014

The grantee or his/her agent affirms that, to the best of his/her 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.

Date: 05/25/2011

By: Boris Frid  
Boris S. Frid, Trustee

SUBSCRIBED and SWORN to before me this 25<sup>th</sup> day of May, 2011.



Zhanna S. Babitsky  
NOTARY PUBLIC  
My commission expires: 9-18-2014

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 5 of the Illinois Real Estate Transfer Act.]