


# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTOR, **Krista R. Olson** now known as **Krista Olson Friedman**, married to **Wesley A. Friedman**, of the Village of Niles, County of Cook, State of Illinois for the consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to **Krista Olson Friedman**, as Trustee, or the current Trustee, under the provisions of a Trust Agreement dated 12-5-2013 and known as the **Krista Olson Friedman Revocable Trust**, 8650 N. Shermer, Unit 108, Niles, Illinois 60714, all interest in the following described Real Estate, situated in Cook County, Illinois, commonly known as **8650 N. Shermer, Unit 108, Niles, Illinois 60714** and legally described as:



14069130210

Doc#: 1406913021 Fee: \$44.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 03/10/2014 11:23 AM Pg: 1 of 4

(See legal description marked as "Exhibit A" attached hereto and made a part hereof)

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. THE TERMS AND CONDITIONS APPEARING ON THE NEXT PAGE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(e)

Krista Olson Friedman Date 2-28-14  
 Agent

Permanent Real Estate Index Numbers: 10-19-107-076-1008  
 Address of Real Estate: 8650 N. Shermer, Unit 108, Niles, Illinois 60714

DATED this 21<sup>st</sup> day of February 2014.

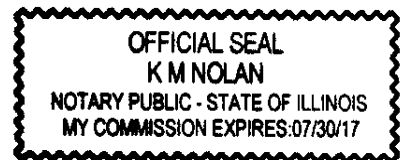
Krista Olson Friedman  
 Krista R. Olson now known as Krista Olson Friedman

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 **Krista R. Olson now known as Krista Olson Friedman** is personally known to me to be the same person 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 her/his/their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal,  
 this 21 day of February, 2014.

Commission expires 7-30-17 K M Nolan  
 NOTARY PUBLIC



This instrument was prepared by:

**Dennis E. Frisby**, Deutsch, Levy & Engel, Chartered, 225 W. Washington Street Suite #1700 Chicago, IL 60606  
 Mail To: **Dennis E. Frisby**, Deutsch, Levy & Engel, Chartered, 225 W. Washington Street Suite #1700 Chicago, IL 60606  
 Send Subsequent Tax Bills To: **Krista Olson Friedman**, 8650 N. Shermer, Unit 108, Niles, Illinois 60714

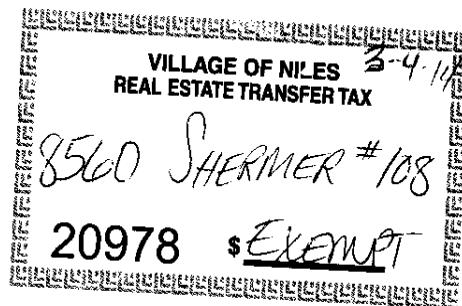
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## TERMS AND CONDITIONS

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 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 time 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 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.

If the title to any of the above lands 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 "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.



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## Exhibit A

### LEGAL DESCRIPTION

Parcel A: Unit Number 108 in the Oxford Place Condominiums as delineated on the survey of the following described parcel of real estate:

Parcel 1: Lots 1 to 6 and 11 to 14 in Dempster Park Addition, being a Subdivision of Lot 4 (except part taken for Dempster Park, a Subdivision of the North 660 feet thereof), measured on the West line thereof in Dilg's Subdivision of that part of the West Fractional Half lying North of the South 18.63 chains except the South 1 rod of that part lying West of the old Telegraph Road and that part of the East Half lying West of the North Branch Road and North of the South 18.63 chains (except the North 3.25 chains thereof), all being in the Northwest Quarter of Section 19, Township 41 North, Range 13, East of the Third Principal Meridian, in the Village of Niles, in Cook County, Illinois.

Parcel 2: The East 1/2 of vacated 16 foot wide Northwesterly-Southwesterly alley lying West of and adjoining Lots 1 to 6 in Dempster Park Addition aforesaid; also the North 1/2 of vacated 16 foot wide East-West alley lying South of and adjoining Lots 11 to 14 in Dempster Park Addition aforesaid; also the West 1/2 of vacated 16 foot wide Northwesterly-Southwesterly alley lying East of and adjoining Lot 11 and the East line of Lot 11 extended South to the South line of the North 1/2 of East wide alley South and adjoining Lot 11 in Dempster Park Addition aforesaid, in Cook County, Illinois.

Parcel 3: Lot 7 and the East 1/2 of the vacated 16 foot wide Northwesterly-Southwesterly alley lying West of and adjoining said Lot 7 excepting therefrom that part described as: beginning at the Southeast corner of said Lot 7; thence Westerly along the Southerly line of said Southerly line extended Westerly of said Lot a distance of 115.9 feet to the center line of the vacated alley Westerly of and adjoining Lot 7; thence Northerly along the center line of said vacated alley a distance of 16.31 feet; thence Easterly along a straight line a distance of 117.04 feet to the point of beginning in Dempster Park Addition, being a Subdivision of Lot 4 (except part taken for Dempster Park, a Subdivision of the North 660 feet thereof) measured on the West line thereof in Dilg's Subdivision of that part of the West Fractional Half lying North of the South 18.63 chains except the South 1 rod of that part lying West of the old Telegraph Road and that part of the East Half lying West of the North Branch Road and North of the South 18.63 chains (except the North 3.25 chains thereof), all being in the Northwest Quarter of Section 19, Township 41 North, Range 13, East of the Third Principal Meridian, in the Village of Niles, in Cook County, Illinois.

Parcel 4: That part of Lot 17 in Chesterfield Niles Resubdivision Unit 3, being a Resubdivision of part of the Northwest Quarter of Section 19, Township 41 North, Range 13, East of the Third Principal, which lies Northerly of a straight line drawn from a point on the West line of said Lot 17, which is 41.54 feet South of the Northwest corner of said Lot 17 to a point in the center line of the vacated alley lying Westerly of and adjoining Lot 7 in Dempster Park Addition (according to the Plat thereof recorded April 11, 1928, as Document 9983855), said point being 16.31 feet Northerly of the Southerly line of said Lot 7 extended Westerly, in Cook County, Illinois.

which survey is attached to the Declaration made by Associated Bank, as Trustee under Trust Agreement dated July 1, 1996, and known as Trust Number 1874 and recorded as Document Number 97083933 with its undivided percentage interest in the common elements, in Cook County, Illinois.

Also Parcel B: The exclusive right to the use of Parking Space P3 and Storage Space S3, a limited common element, as delineated on the survey attached as Exhibit "A" to the Declaration of Oxford Run Condominiums recorded as Document Number 97083933.

Permanent Index No.: 10-19-107-076-1008

Address of Property: 8650 North Shermer, Unit 108, Niles, Illinois 60714

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## STATEMENT BY GRANTOR AND GRANTEE

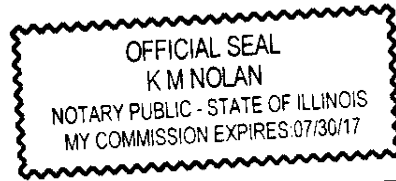
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Quit Claim Deed all Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 in Illinois.

Dated 2-28, 2014

[Signature]  
Grantor or Agent, Attorney

SUBSCRIBED AND SWORN TO BEFORE ME  
this 28<sup>th</sup> day of Feb, 2014

[Signature]  
Notary Public



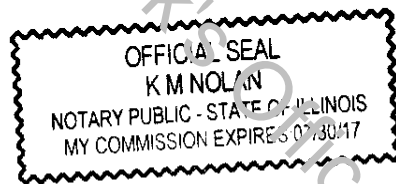
The Grantee or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 2-28, 2014

[Signature]  
Grantee or Agent, Attorney

SUBSCRIBED AND SWORN TO BEFORE ME  
this 28<sup>th</sup> day of Feb, 2014

[Signature]  
Notary Public



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 offence and of a Class A misdemeanor for subsequent offenses.