

# UNOFFICIAL COPY

QUIT CLAIM DEED  
State of ILLINOIS  
(Individual to Individual)

8 5 2 4 3 5 0

85243550

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

THE GRANTORS Robert Serota and Susan Serota, his wife, as joint tenants with rights of survivorship of 3470 North Lake Shore Drive

of the City of Chicago County of Cook  
State of Illinois for the consideration of  
Ten and no/100 (\$10.00) DOLLARS,  
and other good and valuable consideration in hand paid,  
CONVEY and QUIT CLAIM to  
The Susan Serota Trust dated July 12, 1985,  
Susan Serota, Trustee, including all amendments  
and successor Trustees thereto

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description (over) and Exhibit 'A' attached hereto.

Permanent Real Estate Index Number 14-21-306-038-1052.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 12th day of July 1985

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

Robert Serota (SEAL) Susan Serota (SEAL)  
Robert Serota (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 Robert Serota and Susan Serota, his wife

IMPRESS  
SEAL  
HERE

personally known to me to be the same person 5 whose name 5 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.

Given under my hand and official seal, this 12th day of July 1985

Commission expires April 27 1986

NOTARY PUBLIC

This instrument was prepared by Richard A. Sugar, Esq. 200 W. Madison St., Suite 3550 Chicago, Illinois 60606 (NAME AND ADDRESS)

MAIL TO: { Richard A. Sugar, Esq. (Name)  
200 W. Madison St., Suite 3550 (Address)  
Chicago, Illinois 60606 (City, State and Zip)

ADDRESS OF PROPERTY: 3470 N. Lake Shore Dr., Unit 22-B Chicago, Illinois 60657  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO: Grantee (Name)  
\_\_\_\_\_  
\_\_\_\_\_  
(Address)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

I hereby declare this Deed represents a transaction exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Act and pursuant to Cook County Ordinance 95104 Paragraph E. Signed: [Signature] Dated: 10/18/85

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## Quit Claim Deed INDIVIDUAL TO INDIVIDUAL

GEORGE E. COLE  
LEGAL FORMS



TO

Unit Number 22B together with an undivided 2.296% of the common elements as delineated on the plat of survey of the following described parcels:

**PARCEL 1:**

That part of the Southerly 40 feet of Lot 37 lying Southwesterly of the West line of Sheridan Road (excepting therefrom the Westerly 54.75 feet) in Block 13 in Hundley's Subdivision of Lots 3 to 21 both inclusive and 33 to 37 both inclusive in Pine Grove, A subdivision of Fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, Also

**PARCEL 2:**

The Northerly 25 feet at right angles with Northerly line thereof of the following described tract of land; That part of Lot 1 in the Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21, both inclusive and 33 to 37 both inclusive in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, described as follows:

Beginning at the intersection of the Northerly line of said Lot with the Westerly line of Sheridan Road; thence westerly along the Northerly line of said lot 150 feet; thence Southerly to a point in the South line of said Lot distant 190 feet Easterly from the Westerly line of said Lot and being on the Northerly line of Hawthorne Place; thence Easterly along Southerly line of said Lot 150.84 feet to the Westerly line of Sheridan Road; thence Northerly along the Westerly line of Sheridan Road, 298.96 feet to the point of beginning, in Cook County, Illinois.

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DEPT-01 RECORDING \$11.25  
T#11111 TRAN. 3984 10/18/85 16:21:00  
#6257 # 5 \* 85-243550

DEPT-01 RECORDING \$1.00  
T#11111 TRAN. 3984 10/18/85 16:21:00  
#6258 # 5 \* 85-243550



Exhibit A

Subject only to the following:

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

To sell any trust property, for cash or on credit, at public or private sales, to exchange any trust property for other property; to grant options to purchase or acquire any trust property; and to determine the prices and terms of sales, exchanges, and options;

To retain and invest in real property (including any land trust interest); to collect the rents and earnings therefrom; to keep in tenable repair the buildings and fixtures; to insure the property, the Trustee and any person having an interest in or responsibility for the care, management, or repair of the property against risks as the Trustee determines advisable; to sell and contract to sell, grant options to buy, convey, exchange, partition, dedicate and mortgage the property; to make leases and subleases, and grant options to lease or sublease for terms of any length, even though the terms may extend beyond the termination of the trust; to rehabilitate, alter, improve or remove any improvements on real estate including without limitation to construct, remodel, demolish or abandon buildings; and to grant or release easements, subdivide, dedicate parks, streets, public grounds and alleys, and vacate any subdivision or alley;

To take any action with respect to conserving or realizing upon the value of any trust property, and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants and warranties binding upon and creating a charge against the trust estate, and containing provisions excluding personal liability;

In no case shall any party dealing with said Trustee, or any successor in trust, 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 said Trustee, or any successor in trust, 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 this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 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 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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