

WARRANT DEED
Statutory (ILLINOIS)
(Individual to Individual)

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THE GRANTOR SAM MENKIN by Judith Ann Menkin,
Attorney-in-fact and Bernice F. Menkin his Wife by
Judith Ann Menkin attorney-in-fact

of the City of Tucson County of Pima
State of Arizona for and in consideration of

85297277

Ten and no/100 (\$10.00) DOLLARS,
and other good and valuable consideration

CONVEY and WARRANT to

ANGELINE QUATTROCCHI
5820 Sheridan Road, #502
Chicago, Illinois 60660
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

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

See Legal Description Attached Hereto as Exhibit A.

SUBJECT TO: Covenants, conditions and restrictions of record;
terms, provisions, covenants and conditions of the Declaration
of Condominium and all amendments thereto; private, public
and utility easements including any easements established by
or implied from the Declaration of Condominium or amendments
thereto; roads and highways; party wall rights and agreements;
limitations and conditions imposed by the Condominium Property
Act; general taxes for the year 1984-85 and subsequent years;
installments due after the date of closing of assessments
established pursuant to the Declaration of Condominium; the
mortgage or trust deed.

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

Permanent Real Estate Index Number(s): 09-15-100-029-1011

Address(es) of Real Estate: 9446 Dee Road, Unit 203-C

By Sam Menkin DATED this 31st day of October 1985
Judith Ann Menkin (SEAL) Bernice F. Menkin (SEAL)
Attorney-in-fact Attorney-in-fact
PLEASE PRINT OR TYPE NAME(S) BELOW
Sam Menkin by Judith Ann Menkin, Attorney-in-fact
Bernice F. Menkin by Judith Ann Menkin, Attorney-in-fact
SIGNATURE(S)

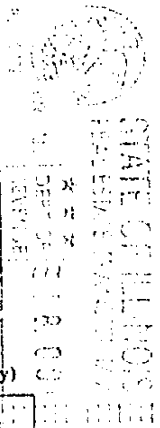
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Sam Menkin by Judith Ann Menkin attorney-in-fact and Bernice F. Menkin his wife by Judith Ann Menkin attorney-in-fact personally known to me to be the same person S whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 31st day of October 1985
Notaria L. Williams
NOTARY PUBLIC

This instrument was prepared by Jeffrey B. Katz, Esquire, Rudnick & Wolfe
30 N. LaSalle St. (NAME AND ADDRESS) Chicago, IL 60602

S107988 mp 112 Unit 203-C



AFIX "RIDERS" OR REVENUE STAMPS HERE
Instrument of Des Plaines. Deed of instrument not subject to transfer tax.

10-31-85
85297277
City of Des Plaines

MAIL TO: { Duane Donahue, Esquire (Name)
915 East Main Street (Address)
Cary, Illinois 60013 (City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO:
Angeline Quattrocchi (Name)
9446 Dee Road, #203-C (Address)
Des Plaines, IL 60016 (City, State and Zip)

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Warranty Deed

NOT FOR RECORD

TO

82527577

GEORGE E. COLE
LEGAL FORMS

See page description attached hereto as Exhibit A.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

has been and shall remain the property of the State of Illinois.

and shall be subject to the same laws and regulations as other property of the State of Illinois.

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Handwritten signature or initials on the right margin.

Vertical text on the left margin.

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EXHIBIT A 8 7 2 9 7 2 7 7

PARCEL I:

Unit No. 203-C in Coventry Place Condominium Building No. 11, as delineated on the survey of the following described real estate:

That part of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 41 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of the Northeast 1/4 of the aforesaid Northwest 1/4; thence North 272.52 feet along the East line of said Northwest 1/4; thence West 70.07 feet along a line drawn perpendicularly to the East line of said Northwest 1/4, to the point of beginning of the following described parcel of land; thence continuing West 73.56 feet along the Westerly extension of said

perpendicular line; thence North 174.98 feet along a line drawn parallel with the East line of the aforesaid Northwest 1/4; thence East 73.56 feet along a line drawn perpendicularly to the East line of said Northwest 1/4; thence South 174.98 feet along a line drawn parallel with the East line of said Northwest 1/4, to the hereinabove designated point of beginning, in Cook County, Illinois.

which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Coventry Place Condominium Building No. 11 made by Harris Trust and Savings Bank, as Trustee under Trust No. 39220, and recorded December 31, 1979 as Document No. 25,299,617, together with an undivided 5.7562 percent interest in said parcel (excepting from said parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

ALSO

PARCEL II:

Easement for ingress and egress for the benefit of Parcel I as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for The Coventry Place Homeowner's Association recorded and registered December 31, 1979 as Documents 25,299,611 and LR 3,138,686.

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PARCEL 11:

Unit No. 203-C to Coventry Place Condominium Building No. 11, as delineated on the survey of the following described real estate:

That part of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 41 North, Range 12 East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of the Northwest 1/4 of the Northwest 1/4; thence North 70.01 feet along the East line of said Northwest 1/4; thence West 70.01 feet along a line drawn perpendicular to the East line of said Northwest 1/4 to the point of beginning of the following described parcel of land; thence containing West 75.55 feet along the westerly extension of said

perpendicular line; thence North 174.32 feet along a line drawn parallel with the East line of the Northwest 1/4; thence East 75.55 feet along a line drawn perpendicular to the East line of said Northwest 1/4; thence South 174.32 feet along a line drawn parallel with the East line of said Northwest 1/4, on the northwest-northeast point of beginning, in Cook County, Illinois.

which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Coventry Place Condominium Building No. 11 and as Exhibit "A" and "B" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Coventry Place Condominium Building No. 11, recorded December 31, 1978 as Document No. 28,592,817, together with an undivided 2.585 percent interest in said parcel (excluding from said parcel all interests therein as defined and set forth in said Declaration of Condominium Ownership and survey).

ALSO

PARCEL 11:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Condominium Ownership, Restrictions and Easements for the Coventry Place Condominium Building, recorded and registered December 31, 1978 as Document 28,592,817 and LP 1,198,886.

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Cook County Clerk's Office

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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, SAM MENKIN and BERNICE F. MENKIN, of the City of Des Plaines, County of Cook and State of Illinois, hereby constitute and appoint JUDITH A. MENKIN our true and lawful attorney to act in our names, and on our behalf, to do and execute all or any of the following acts, deeds and things, that is to say:

1. To demand, sue for, collect, receive and give discharges for all moneys, debts, interest, dividends, securities, shares of stock and other personal property which now belongs or shall hereafter belong to us.

2. To commence, prosecute and defend all actions and other proceedings touching our estate or any part thereof, or touching anything in which we or our estate may be in any way concerned.

3. To settle any account or reckoning whatsoever where we now are or at any time hereafter shall be in any wise interested or concerned with any person whomsoever, and to pay or receive the balance thereof as the case may require.

4. To settle, compromise, or submit to arbitration, all claims, demands, accounts, disputes and differences between us and any other person.

5. To receive every sum of money which now is or hereafter shall be due or belonging to us upon the security or by virtue of any mortgage, and, on receipt of the full amount secured thereby, to execute a good and sufficient release or other discharge of such mortgage by deed or otherwise.

6. To enter into and upon all and singular our real estate and to let, manage and improve the same, or any part thereof, and to repair or otherwise improve or alter, and to insure any buildings thereon.

7. To contract with any person for leasing, for such periods, at such rents, and subject to such conditions, as our attorney shall see fit, all or any of our said real estate and any such person to let into possession thereof, and to execute all such leases and contracts as shall be necessary or proper in that behalf, and to give notice to quit to any tenant or occupier thereof, and to receive and recover from all tenants and occupiers thereof, or any part thereof, all rents, arrears of rent and sums of money which now are, or shall hereafter become, due and payable in respect thereof, and, also, on non-payment thereof, or of any part thereof, to take all necessary or proper means and proceedings for determining the tenancy or occupation of such tenants or occupiers, and for ejecting the tenants or occupiers and recovering the possession thereof.

8. To sell, either at public or private sale, or exchange any part or parts of our real estate or personal property for such consideration, and upon such terms, as our attorney shall think fit, and to execute and deliver good and sufficient deeds or other instruments for the conveyance or transfer of the same, with such covenants of warranty, or otherwise, as our attorney shall see fit, and to give good and effectual receipts for all or any part of the purchase price or other consideration.

9. To sell, at public or private sale, or to exchange any or all shares of stock or bonds or securities (whether registered or in coupon or negotiable form) in any corporation, association, trust, municipal corporation or government, which may now or hereafter stand in our names and in the names of

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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, SAM MENNIN and
HENRIE W. MENNIN, of the County of Los Angeles, State of California,
do hereby certify that the following is a true and correct copy of the
original of the foregoing instrument, and we have signed the same in our
own hands and in the presence of each other, and in the presence of
the following witnesses, to wit:

1. To have, hold, sell, lease, convey, and give discharge
for all money, debts, interests, dividends, securities,
shares of stock and other personal property which now belongs
or shall hereafter belong to us.

2. To commence, prosecute and defend all actions and
other proceedings touching our estate or any part thereof, or
touching anything in which we or our estate may be in any way
concerned.

3. To settle any account or reckoning whatsoever where we
now are or at any time hereafter shall be in any wise interested
or concerned with any person whatsoever, and to pay or receive
the balance thereof as the case may require.

4. To settle, compromise or submit to arbitration, all
claims, demands, accounts, disputes and differences between us
and any other person.

5. To receive every sum of money which now is or here-
after shall be due or belonging to us upon the security of any
value of any mortgage, and on receipt of the full amount
secured thereby, to execute a deed and additional release or
other discharge of such mortgage by deed or otherwise.

6. To enter into and sign all and singular our real
estate and to let, manage and improve the same, or any part
thereof, and to repair, or otherwise improve or alter, and to
insure any buildings thereon.

7. To contract with any person for leasing, for such
periods, as such person, and subject to such conditions, as our
attorney shall see fit, all or any of our said real estate and
any such person for the possession thereof, and to execute
all such leases and contracts as shall be necessary or proper
in that behalf, and to make covenants to give to any tenant or
occupier thereof, and to receive and recover from all tenants,
and occupants thereof, or any part thereof, all rents, arrears
of rent and sums of money which now are, or shall hereafter
become, due and payable in respect thereof, and, also, on
non-payment thereof, or of any part thereof, to take all nec-
essary or proper means and proceedings for determining the
tenure or occupation of such tenants or occupants, and for
evicting the tenants or occupants and recovering the possession
thereof.

8. To sell, either at public or private sale, or exchange
any part or parts of our real estate or personal property for
such consideration, and upon such terms, as our attorney shall
think fit, and to execute and deliver good and sufficient deeds
or other instruments for the conveyance or transfer of the
same, with such covenants of warranty, or otherwise, as our
attorney shall see fit, and to give good and effectual receipts
for all or any part of the purchase price or other considera-
tion.

9. To sell, at public or private sale, or to exchange any
or all shares of stock or bonds or securities (whether regis-
tered or in coupon or negotiable form) in any corporation,
association, trust, municipal corporation or government, which
may now or hereafter stand in our names and in the names of

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others, or in which we have any interest and to receive and receipt for the purchase price or property received in exchange, and in our names to sign any transfers or assignments that may be necessary to make the transfer or exchange, and to deliver the same, together with the stock or securities sold or exchanged, to the transferee, or his agents.

10. To deposit any moneys which may come to the hands of said attorney as such attorney, with any bank or banker or other person, in our names, and any of such money or any other money to which we are entitled, which now is or shall be so deposited, to withdraw and either employ as he shall think fit, in the payment of any debts or interest payable by us, or taxes, assessments, insurance and expenses due and payable, or to become due and payable on account of our real and personal estate or in and about any of the purposes herein mentioned, or otherwise for any use and benefit, or to invest in our names in any stocks, shares, bonds, securities or other property, real or personal, as our said attorney may think proper, and to receive and give receipt for any income or dividend arising from such investments, and all and any such investments or other investments to vary or dispose of for my use and benefit as our said attorney may think fit.

11. To borrow any sum or sums of money, on such terms and with such security, whether real or personal property, as our attorney may think fit and for that purpose, to execute all promissory notes, bonds, mortgages and other instruments which may be necessary or proper.

12. To engage, employ and dismiss any agents, clerks, servants or other persons in and about the performance of these presents as our attorney shall think fit.

13. To vote at the meetings of stockholders or other meetings of any corporation or company, or otherwise to act as our attorney or proxy in respect of any stocks, shares or other instruments now or hereafter held by us therein and, for that purpose, to execute any proxies, waivers of notice or other instruments.

14. To exercise any powers and any duties vested in us, whether solely or jointly, with any other or others as executor, administrator or trustee, or in any other fiduciary capacity, so far as such power or duty is capable of being validly delegated.

15. For all or any of the purposes of these presents, to enter into and sign, seal, execute, acknowledge and deliver any contracts, deeds or other instruments whatsoever, and to draw, accept, make, endorse, discount or otherwise deal with any bills of exchange, checks, promissory notes or other commercial or mercantile instruments.

16. To effect insurance on any and all of our property, on such terms as to our said attorney shall seem meet and proper; to sign any application for said insurance, any representation of the condition and value of said property, articles of agreement, promissory or premium notes, and all other papers that may be necessary for that purpose; to collect any and all insurance moneys due or payable to us and to make, execute and file all necessary and proper declarations, proof of loss and other documents that may be necessary for that purpose; and, also, to cancel and surrender any policy they may obtain and, on such cancellation, or the expiration thereof, to receive any dividend, return premium or deposit that may be due and, on such receipt, full discharge to give therefor.

17. To enter into and to execute and deliver, as tenant, leases for apartments or other property, and to enter into and to execute and deliver subleases and assignments of leases for apartments or other property of which we may be the tenant, the

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term of any of which leases or subleases may commence on the date of execution thereof or at a date subsequent thereto.

18. To enter any of our safety deposit boxes and to remove property therefrom or place property therein.

19. To execute and to file Federal, Illinois and other state income tax returns, declarations of estimated tax and gift tax returns required to be made by us for any taxable year or years, to receive confidential information and to perform any and all acts on our behalf with respect to any and all such taxes and assessments paid by, levied or assessed or recommended against, us or in which we may have any interest, including, without limitation, the power to receive checks in payment of any refund of such taxes, penalties, or interest, to execute waivers (including offers of waivers) of restrictions on assessment or collection of deficiencies in tax and waivers of notice of disallowance of a claim for credit or refund, to execute consents extending the statutory period for assessment or collection of taxes, to execute closing agreements pursuant to applicable statutes or regulations, to delegate authority or to substitute another representative, and to execute protests to determinations of any such tax.

20. To appoint and remove at pleasure any substitute for or agent under him in respect of all or any of the matters aforesaid, upon such terms as our said attorney shall think fit.

21. In general, to do all other acts, deeds, matters and things whatsoever in or about our estate, property and affairs, or to concur with persons jointly interested with myself therein in doing all acts, deeds, matters and things herein, either particularly or generally described, as fully and effectually, to all intents and purposes, as we could do in our own proper persons if personally present.

22. And, in addition to the foregoing enumerated powers, to do any act, deed or thing whatsoever which we may lawfully do through or by an attorney-in-fact, as fully as we could do if personally present.

23. And we hereby ratify and confirm, and promise at all times to ratify and confirm, all and whatsoever our said attorney, or any attorney by him hereunder substituted, shall lawfully do or cause to be done in and about the premises by virtue of these presents, including anything which shall be done between the revocation of these presents by our deaths or in any other manner, and notice of such revocation reaching our said attorney, and we hereby declare that, as against us and all persons claiming under us, everything which our attorney shall do or cause to be done in pursuance hereof, after such revocation as aforesaid, shall be valid and effectual in favor of any person claiming the benefit thereof who, before the doing thereof, shall not have had notice of such revocation.

We hereby jointly and severally agree to indemnify, defend and hold Judith A. Menkin harmless of and from any and all loss, liability, damage, cost or expense (including, without limitation, reasonable attorney's fees) he may suffer, sustain or incur by reason of or arising from or in connection with any actions taken pursuant to this Power of Attorney.

All persons dealing with our said attorney may rely on a photocopy of the executed original hereof without requiring the production of the original executed instrument.

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The authorized signature of the attorney hereby appointed and her present residence address is set forth below:

Attorney: [Signature]
 Address: 210-D South Tower
Washington Heights, IL 60002

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of August, 1984.

[Signature]
 Notary Public
[Signature]
 Notary Public

STATE OF ILLINOIS)
)
) COUNTY OF COOK)

I, [Signature], a Notary Public in and for said County, in the presence of SAM MENNIN and DORIS J. MENNIN, who are personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of August, 1984.

[Signature]
 Notary Public



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