

UNOFFICIAL COPY

QUIT CLAIM DEED

ILLINOIS STATUTORY

95124014

MAIL TO:

Joseph G. Lansing, Esq.
980 North Michigan Ave., Suite 400
Chicago, Illinois 60611

DEPT-01 RECORDING \$29.00
T#0012 TRAN 2693 02/22/95 14143100
#0143 + KB # - 95 - 124014
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

Edith Levy
950 North Michigan Ave., Unit 3004
Chicago, Illinois 60611

RECORDER'S STAMP

A004244

THE GRANTOR(S) Edith Levy, a/k/a Edith A. Levy (married to Robert Abrams)
of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten and 60/100ths (\$10.00) DOLLARS

and other good and valuable considerations in hand paid,
CONVEY(S) AND QUIT CLAIM(S) to Edith A. Levy, as trustee of the Edith A. Levy 1995 Trust
U/D/T dated January 13, 1995

(GRANTEE'S ADDRESS) 950 North Michigan Ave., Unit 3004, Chicago, Illinois 60611
of the City of Chicago County of Cook State of Illinois
all interest in the following described real estate situated in the County of Cook in the State of Illinois,

to wit:

See attached Exhibit "A" for Legal Description
See attached Exhibit "B" for additional Language

NOTE: If additional space is required for legal - attach on separate
8-1/2" x 11" sheet with a minimum of 1/2" clear margin on all sides.

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

Permanent Index Number(s): 17-03-207-068-1166
Property Address: 950 North Michigan Ave., Unit 3004, Chicago, Illinois 60611

Dated this 6th day of February 19 95
Robert Abrams by Edith Levy (Seal) Edith Levy, AKA Edith A. Levy (Seal)
Robert Abrams by Edith Levy as Attorney Edith Levy, AKA Edith A. Levy (Seal)
in fact pursuant to Power of Ed (Seal)
Attorney, executes this Deed for the
sole purpose of waiving and releasing his homestead interest

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

CTIC Form No. 1160

BOX 333-CTI

298

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... to be the same person as ... described in the foregoing ...
... day in person, and acknowledged that ... signed, sealed and delivered
... free and voluntary act, for the uses and purposes therein set forth, including the release and waiver

... my hand and notarial seal, this 6th day of February, 1997

... on August 27, 1997, Joseph Strueck Notary

PROPERTY OF COOK COUNTY CLERK'S OFFICE
"OFFICIAL SEAL"
JOSEPH STRUECK
PUBLIC STATE OF ILLINOIS
COMMISSION EXPIRES 8/27/97
PRESS SEAL HERE

* Edith Levy A/K/A Edith A. Levy (married to Robert Abrams) and Robert Abrams by Edith Levy as Attorney in fact pursuant to Power of Attorney

COUNTY - ILLINOIS TRANSFER STA

... Grantee you may want to strike Release & Waiver of Homestead Rights.

ADDRESS OF PREPARER:
No. _____
Ave., Suite 400
60611

EXEMPT UNDER PROVISIONS OF PARAGRAPH (a) SECTION 4, REAL ESTATE TRANSFER ACT
DATE: February 6, 1997
Joseph Strueck, Representative
Signature of Buyer, Seller or Representative

... must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-602)
... address of the person preparing the instrument: (55 ILCS 5/2-6022).

TO
FROM
QUIT CLAIM DEED
ILLINOIS STATUTORY

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:
UNIT NUMBER 30F IN ONE MAGNIFICENT MILE CONDOMINIUM AS DELINEATED ON A SURVEY OF PARTS OF CERTAIN LOTS IN MOSS SUBDIVISION OF PART OF LOT 10, AND PARTS OF CERTAIN LOTS AND VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF CERTAIN LOTS IN LAWRENCE'S SUBDIVISION OF PART OF LOT 7, ALL IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 8 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 26845241 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2
ALL THOSE CERTAIN EASEMENTS, PRIVILEGES, RIGHTS OF USE, AND ALL OTHER BENEFITS DESCRIBED IN THAT CERTAIN ONE MAGNIFICENT MILE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS MADE AND ENTERED INTO AS OF NOVEMBER 1, 1983 BY THE LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 14, 1978 AND KNOWN AS TRUST NUMBER 100049 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NUMBER 26845219 AS AMENDED FROM TIME TO TIME AND AS CREATED FOR THE BENEFIT OF PARCEL 1 BY A DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 14, 1978 AND KNOWN AS TRUST NUMBER 100049 TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1981 AND KNOWN AS TRUST NUMBER 103785, DATED NOVEMBER 1, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NUMBER 26845240 ALL IN COOK COUNTY, ILLINOIS

REAL ESTATE TAX I.D. # : 17-03-207-068-1166

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Property of Cook County Clerk's Office

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EXHIBIT "B"

ADDITIONAL LANGUAGE

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.

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 *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 98 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, 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 delivery 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.

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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 February 6, 1995 Signature: Joseph H. Lang, Agent
Grantor or Agent

Subscribed and sworn to before me by the said Joseph G. Lansing this 6th day of February, 1995.

Notary Public Jenifer Strueck

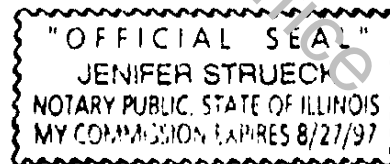


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated February 6, 1995 Signature: Joseph H. Lang, Agent
Grantee or Agent

Subscribed and sworn to before me by the said Joseph G. Lansing this 6th day of February, 1995.

Notary Public Jenifer Strueck



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.]

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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 real estate 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.

Witness my hand and seal of office this _____ day of _____, 20____.

Subscribed and sworn to before me by the said _____ this _____ day of _____, 20____.

The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a real estate 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.

Witness my hand and seal of office this _____ day of _____, 20____.

Subscribed and sworn to before me by the said _____ this _____ day of _____, 20____.

NOT: Any person who knowingly submits a false statement concerning the identity of a grantor shall be guilty of a Class B misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

It shall be deemed an act to be recorded in Cook County, Illinois, if executed under provisions of the Illinois Real Estate Transfer Act.

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