

# UNOFFICIAL COPY

**QUIT CLAIM DEED**  
(Individual to Individual)

**MAIL TO:**

Ms. Lois E. Adreani and  
Ms. Ella Adreani  
457 West Parkside Drive  
Palatine, Illinois 60067



\*\*0001\*\*  
RECORDING # 27.00  
MAILINGS # 0.50  
96301039 #  
CHECK 27.50

**SEND SUBSEQUENT TAX BILLS TO:**

Ms. Lois E. Adreani and  
Ms. Ella Adreani  
457 West Parkside Drive  
Palatine, Illinois 60067

04/12/96

2 PURC CTR  
0020 MCH 11:46

**THE GRANTORS,**

Lois E. Adreani and Ella Adreani,

of the Village of Palatine, County of Cook, State of Illinois for the consideration of Ten and 00/XX-----  
---(\$10.00) DOLLARS, CONVEY and QUIT CLAIM to Lois E. Adreani as Trustee of the Lois E. Adreani  
Living Trust, dated April 3, 1996, as to an undivided 1/2 interest and Ella Adreani as Trustee of the  
Ella Adreani Living Trust, dated April 3, 1996, as to an undivided 1/2 interest

457 West Parkside Drive, Palatine Illinois 60067

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

PARCEL I: LOT 18 IN THE SINGLE FAMILY HOMES AT PARKSIDE ON THE GREEN, A PLANNED UNIT  
DEVELOPMENT, BEING A RESUBDIVISION OF LOTS 26 THROUGH 33 (BOTH INCLUSIVE) AND  
OUTLOTS S THROUGH X (BOTH INCLUSIVE) IN THE PARKHOMES OF PARKSIDE ON THE GREEN  
RECORDED JANUARY 13, 1988 AS DOCUMENT NUMBER 88-107,992 AND LOTS 21 THROUGH 24  
(BOTH INCLUSIVE) AND OUTLOTS U THROUGH Y (BOTH INCLUSIVE) TOGETHER WITH PART OF  
LOT 19 AND PART OF OUTLOT Z IN THE ARBORHOMES OF PARKSIDE ON THE GREEN RECORDED  
APRIL 4, 1988 AS DOCUMENT NUMBER 88-139,486. ALL IN PART OF THE SOUTHWEST 1/4, PART  
OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 27,  
TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE  
PLAT THEREOF RECORDED ON APRIL 2, 1990 AS DOCUMENT NUMBER 90-144,013, IN COOK  
COUNTY, ILLINOIS.

PARCEL II: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS SET FORTH  
IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED  
SEPTEMBER 20, 1990 AS DOCUMENT NUMBER 90-460,374.

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Commonly known as: 457 West Parkside Drive, Palatine, Illinois 60067

A.I.N. 02-27-111-083-0000

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 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, in possession or reversion, by leases to commence in praesenti or in 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 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 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.

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The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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.

And the said grantor \_\_\_\_\_ hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 3rd day of April, 1996

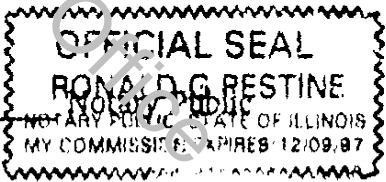
Lois E. Adreani (SEAL)      Ella Adreani (SEAL)  
Lois E. Adreani      Ella Adreani

State of Illinois    )  
                                  ) SS  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lois E. Adreani and Ella Adreani are 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.

Given under my hand and official seal, this 3rd day of April, 1996.

Commission expires \_\_\_\_\_



This instrument was prepared by Ronald G. Pestine, 555 Skokie Blvd., #595, Northbrook, Illinois 60062, #22954

This transaction is exempt pursuant to 35 ILCS 305/4 (e)

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Date: 4/3/96

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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.

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 title to real estate under the laws of the State of Illinois.

Date: 4/5/96

Signature: [Signature]  
Grantor or Agent

Date: 4/5/96

Signature: [Signature]  
Grantee or Agent

Subscribed and Sworn to  
before me this 5th  
day of April, 1996.

Marjorie Lammers  
Notary Public



Subscribed and Sworn to  
before me this 5th  
day of April, 1996.

Marjorie Lammers  
Notary Public



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.

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(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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