

UNOFFICIAL COPY

99924660

8042/0141 08 001 Page 1 of 4

1999-09-29 16:28:57

Cook County Recorder

27.50

**QUIT CLAIM DEED  
ILLINOIS**



99924660

THE GRANTOR, Samuel J. Scardina, a single person, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten and 00/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid,

CONVEYS and QUIT CLAIMS to

Samuel Scardina, Trustee of the Samuel Scardina Declaration of Trust dated September 1, 1999, as amended, whose address is 6312 Winthrop, Chicago, IL. 60660, the following real estate situated in the County of Cook and State of Illinois, to-wit:

Unit No. 1703 as delineated on survey of the following described parcel of real estate (hereinafter referred to as Development Parcel): The East 50 feet of Lot 3 in the Subdivision of Lots 2 and 3 and accretions in Lake Front Addition in the Northeast fractional 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of the West Boundary Line of Lincoln Park as established by Decree entered in Case No. 250885 in Circuit Court of Cook County, Illinois according to the Plat thereof recorded of said Subdivision of Lots 2 and 3 recorded September 6, 1912 as Document No. 5,038,117 in Cook County, Illinois which survey is attached as Exhibit A to Declaration made by American National Bank and Trust Company of Chicago as Trustee under Trust No. 77855 and recorded in the office of the Recorder of Cook County, Illinois as Document No. 22640043 together with an undivided .457% interest in said Development Parcel (excepting from said Development Parcel all the property and space comprising all the units defined and set forth in said Declaration and Survey).

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

Permanent Real Estate Index Numbers: 14-28-202-009 and 14-28-202-110

Address of Real Estate: 336 W. Wellington, Chicgao, IL. 60657

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 agreements set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect and

# UNOFFICIAL COPY

subdivide said premises or any part thereof: to dedicate parks, street, 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 trustees 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 trustees, 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 such trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 trusts created by this Indenture and by said trust agreements 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 agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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.

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.

# UNOFFICIAL COPY

DATED this 20 day of September, 1999.

Samuel J. Scardina (SEAL)  
Samuel J. Scardina

State of Illinois )  
County of Cook ) ss.

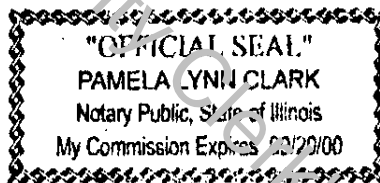
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that

Samuel J. Scardina, a single person

personally known to me to be the same person whose name is subscribed to the foregoing  
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and  
delivered the said instrument as his 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 20<sup>th</sup> day of September, 1999.

Pamela Lynn Clark  
Notary Public



This Transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (e).

[Signature]  
Attorney

Prepared By and Return To:

Bruce E. Bell  
222 S. Riverside Plaza  
Suite 2100  
Chicago, IL. 60606  
312/648-2300

Mail Tax Bills To:

Samuel Scardina  
6312 Winthrop  
Chicago, IL. 60660

# UNOFFICIAL COPY

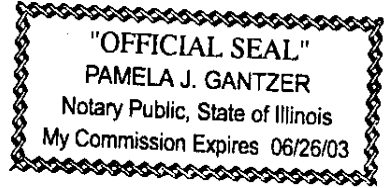
## STATEMENT BY GRANTOR AND GRANTEE

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 9-28, 1999 Signature: Pamela H. Clark  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 28th day of September, 1999.

Notary Public Pamela J. Gantzer

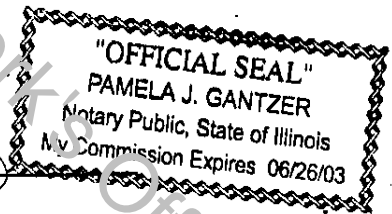


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9-28, 1999 Signature: Pamela H. Clark  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 28th day of September, 1999.

Notary Public Pamela J. Gantzer



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)