

UNOFFICIAL COPY



99140980

98770012 08 001 Page 1 of 3
1999-02-10 10:17:22
Cook County Recorder 45.50

QUIT CLAIM DEED

The Grantor, HENRIETTA G. LEONARDO, a Widow, of the Village of LaGrange Park, County of Cook, State of Illinois, for the consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, conveys and quit claims to HENRIETTA LEONARDO (or her designated successor), as Trustee of the HENRIETTA LEONARDO 1988 TRUST, as amended, under Agreement dated October 28, 1988, 1201 Beach Avenue, LaGrange Park, Illinois 60525, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lots 199, 200, 201 and 202 in Elm Terrace, a Subdivision of the East 1/2 of the South East 1/4 (except the West 30 rods thereof) in Section 28, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as: 1005 East 31st Street
LaGrange, Illinois 60525

P.I.N. 15-28-429-019
15-28-429-029

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

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above described real estate, and the Trustee is specifically granted and given the power and authority:

(a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

(c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

(d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

(e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate and, in general, to exercise any powers authorized by the provisions of the HENRIETTA LEONARDO 1988 TRUST under Agreement dated October 28, 1988; and

(f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the Trust Agreement or by operation of law to any person, firm or corporation is limited to the trust assets, and the Trustee shall not become individually or personally obligated in any manner related thereto.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated the

Exempt under provision of Paragraph 1, Section 4
Real Estate Transfer Tax Act.

2/5/99
Date
Henrietta Leonardo
Buyer, Seller or Representative

UNOFFICIAL COPY

28th day of October, 1988, as amended, and known as the HENRIETTA LEONARDO 1988 TRUST.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including, but not limited to, grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this Deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in any exercise of any powers granted by this Deed or the adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded Trust Agreement and any amendments thereto collateral hereunto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement and any amendment thereto collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

DATED this 5th day of February, 1999.

Henrietta G. Leonardo
HENRIETTA G. LEONARDO

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 HENRIETTA G. LEONARDO, a Widow, personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person and acknowledged that she signed, sealed and delivered the same 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.

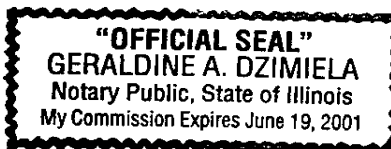
Given under my hand and official seal this 5th day of February, 1999.

Geraldine A. Dzimiela
Notary Public

Commission Expires: *June 19, 2001*

THIS INSTRUMENT WAS
PREPARED BY AND MAIL TO:

Robert D. Goldstine
Goldstine, Skrodzki, Russian,
Nemec and Hoff, Ltd.
7660 West 62nd Place
Summit, IL 60501
Phone: (708) 458-1253




UNOFFICIAL COPY

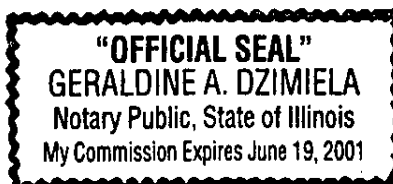
STATEMENT BY GRANTOR AND GRANTEE

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 February 8, 1999

Signature: 
Grantor or Agent

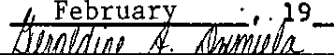
Subscribed and sworn to before me by the said _____ this 8th day of February, 1999
Notary Public 

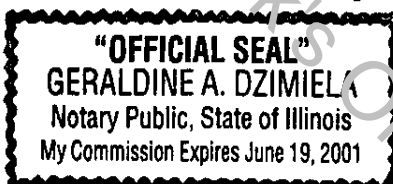


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 8, 1999

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 8th day of February, 1999
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.

(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.)

EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

