

DEED IN TRUST - WARRANTY



00542295

THIS INDENTURE WITNESSETH that the Grantor, DIANA NELSON, a single person, for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants unto DIANA NELSON, Trustee under THE DIANA NELSON DECLARATION OF TRUST DATED JUNE 8, 2000, the following described real estate in the County of Cook and State of Illinois, to wit:

That part of Lot 4 in Dunbar Lakes, being a Subdivision in the North Half (1/2) of Section 23, Township 41 North, Range 10, East of the Third Principal Meridian, beginning at the Northeast corner of Lot 4 aforesaid, thence South 00 degrees 41 minutes 18 seconds West along the East line of Lot 4 aforesaid, 704.32 feet to a point; thence North 89 degrees 18 minutes 42 seconds West 200.50 feet; thence North 00 degrees 41 minutes 18 seconds East 223.67 feet to a point (hereinafter referred to as Point "A"); thence North 89 degrees 18 minutes 42 seconds West 92.00 feet to a point of curvature; thence Westerly along an arc convex Northerly and having a radius of 200.00 feet for a distance of 91.92 feet to a point of tangency; thence South 64 degrees 21 minutes 21 seconds West along the tangent to last described arc for a distance of 68.51 feet to a point of curvature; thence Westerly along an arc convex Southerly and having a radius of 150.00 feet for a distance of 61.09 feet to a point of tangency; thence South 87 degrees 41 minutes 21 seconds West along the tangent to last described arc for a distance of 33.11 feet; thence North 00 degrees 40 minutes 28 seconds East 20.00 feet; thence North 09 degrees 05 minutes 50 seconds West 277.52 feet to a point in the Northerly line of Lot 4 aforesaid; thence Easterly along the Northerly line of said Lot 4 (being an arc convex Southerly and having a radius of 1040.00 feet) for a distance of 311.00 feet to a point of tangency; (hereinafter referred to as Point "B"); thence North 50 degrees 40 minutes 57 seconds East along the tangent to last described arc for a distance of 42.16 feet to a point of curvature; thence Easterly along an arc convex Northerly and having a radius of 285.00 feet for a distance of 199.00 feet to a point of tangency; thence South 89 degrees 18 minutes 42 seconds East along the tangent to last described arc for a distance of 101.69 feet to the Northeast corner of Lot 4 and the point of beginning, except therefrom that part described as follows: -Beginning at the Northeast corner of Lot 4 aforesaid; thence South 00 degrees 41 minutes 18 seconds West along the East line of Lot 4 aforesaid 704.32 feet; thence North 89 degrees 18 minutes 42 seconds West 200.5 feet; thence North 00 degrees 41 minutes 18 seconds East 223.67 feet to Point "A" hereinbefore describe thence continue North 00 degrees 41 minutes 18 seconds East 209.18 feet; thence North 39 degrees 19 minutes 03 seconds West 211.42 feet to a point on the Northerly line of Lot 4 aforesaid (being an arc convex Southerly and having a radius of 1040.00 feet) and 24.84 feet Southwesterly (measured along said Northerly line of Lot 4) of point "B" hereinbefore described; thence Northeasterly along said Northerly line of Lot 4 for

S.Y  
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KIKI JEN AKANE

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for a distance of 24.84 feet to Point "B" hereinbefore described; thence North 50 degrees 40 minutes 57 seconds east along the tangent to last described arc for a distance of 42.16 feet to a point of curvature; thence Easterly along an arc convex Northerly and having a radius of 285.00 feet for a distance of 199.00 feet to a point of tangency; thence South 89 degrees 18 minutes 42 seconds East along the tangent to last described arc for a distance of 101.69 feet to the Northeast corner of Lot 4 aforesaid, and the point of beginning of exception.

Commonly known as 721 Whitesail Drive, Schaumburg, Illinois  
PIN: 07-23-101-009-1018

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.

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 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.

And the said Grantor hereby expressly waives and releases 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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 14<sup>TH</sup> day of JUNE, 2000.

 (SEAL)  
DIANA NELSON

**THIS TRANSACTION IS FOR LESS THAN \$100 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 31 - 45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.**

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STATE OF ILLINOIS  
COUNTY OF COOK

\_\_\_\_\_

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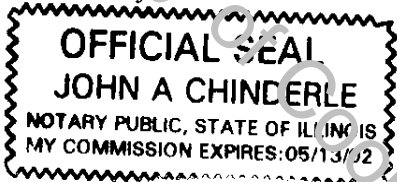
Date 6/14/00

Diana Nelson  
Buyer, Seller or Representative

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 DIANA NELSON, 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 she 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 14<sup>TH</sup> day of JUNE, 2000.



[Signature]  
Notary Public

THIS INSTRUMENT PREPARED BY: GRANTEE'S ADDRESS/MAIL TAX BILLS TO:  
RETURN TO:

Attorney Susan R. Rogers  
616B W. Fifth Avenue  
Naperville, Illinois 60563  
(630) 579-0635

DIANA NELSON, Trustee  
721 Whitesail Drive  
Schaumburg, Illinois 60194

52678 Jo  
VILLAGE OF SCHAUMBURG  
DEPT. OF CLERK'S OFFICE REAL ESTATE  
AND ADMINISTRATION TRANSFER TAX  
DATE: 7-3-00  
AMT. PAID: [Signature]

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COOK COUNTY, ILLINOIS

Recorded and indexed as follows: \_\_\_\_\_  
\_\_\_\_\_

Property of Cook County Clerk's Office

County Clerk's Office, Cook County, Illinois, hereby certifies that the above is a true and correct copy of the original as the same appears in the records of the County Clerk's Office, Cook County, Illinois, and that the same has been duly recorded and indexed as follows: \_\_\_\_\_  
\_\_\_\_\_

# UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

00542295

STATE OF ILLINOIS )  
 )  
COUNTY OF DUPAGE ) ss

BARBARA A. MORTON, hereinafter referred to as the affiant deposes and states that the affiant does business or resides at 6603 W. FIFTH AVENUE, in the City of NAPERVILLE, State of Illinois.

That the affiant is the attorney for/officer of/the grantor in the deed/lease dated \_\_\_\_\_, 2000, hereto attached;

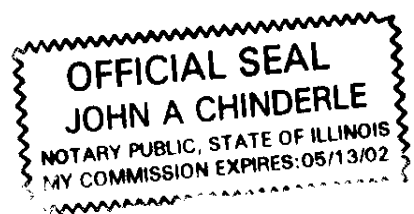
That the attached deed is not in violation of 765 ILCS 205/1 Section 1(b) for one of the following reasons:  
(CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED)

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easement of access.
6. The conveyances of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that She makes this affidavit for the purpose of inducing the Recorder of Deeds of DUPAGE County, Illinois, to accept the attached deed for recording.

[Signature]  
SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 14 DAY OF JUNE, 2000.

[Signature]  
(affiant)



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STATEMENT OF RECEIPTS AND DISBURSMENTS

This statement is prepared by the County Clerk's Office and is subject to audit by the State Auditor. It is prepared on the basis of the records maintained in the County Clerk's Office and is not intended to constitute an audit or a representation of the accuracy of the information contained herein.

Property of Cook County Clerk's Office

This statement is prepared by the County Clerk's Office and is subject to audit by the State Auditor. It is prepared on the basis of the records maintained in the County Clerk's Office and is not intended to constitute an audit or a representation of the accuracy of the information contained herein.

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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 6/14, 2000

Signature: Susan R. Rogers  
Grantor or Agent

Subscribed and sworn to before me by the said GRANTOR this 14 day of JUNE, 2000.

Notary Public J.A.C.



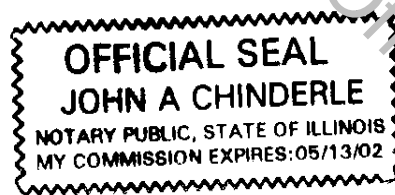
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 6/14, 2000

Signature: Susan R. Rogers  
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEE this 14 day of JUNE, 2000.

Notary Public J.A.C.



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.)