

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

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2001-11-08 10:23:21

Cook County Recorder 27.50

### MAIL TO:

Marc J. Blumenthal  
355 W. Dundee Road, Suite 209  
Buffalo Grove, IL 60089



**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
ROLLING MEADOWS**

### NAME & ADDRESS OF TAXPAYER:

Madaline Colman, Trustee  
2565 Windrush  
Northbrook, Illinois 60089

This Indenture Witnesseth, that the Grantors, MICHAEL COLMAN and MADALINE COLMAN, husband and wife, of the Village of Northbrook, County of Cook, and the State of Illinois for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto MADALINE COLMAN, as Trustee under the provisions of a trust agreement known as the MADALINE COLMAN TRUST dated the 30th day of October, 1998, as to an undivided 100% interest in and to the following described real estate in the County of Cook, and the State of Illinois, to-wit:

### SEE ATTACHED FOR LEGAL DESCRIPTION

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Agent for Grantee

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 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 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 changes 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 ways and for such other consideration as it would be lawful for any person owning the same to deal with the same whether similar 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

3/1/02



**PARCEL 1:**

**THAT PART OF LOT 46 IN COTSWOLDS IN THE SOUTH WEST ONE QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT, THENCE NORTH 89 DEGREES, 58 MINUTES, 57 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 86.04 FEET TO A POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES, 58 MINUTES, 57 SECONDS WEST ALONG SAID LINE 37.49 FEET TO A CORNER OF SAID LOT, THENCE NORTH 44 DEGREES, 58 MINUTES, 57 SECONDS WEST ALONG SOUTHWESTERLY LINE OF SAID LOT FOR A DISTANCE OF 32.51 FEET, THENCE NORTH 45 DEGREES, 01 MINUTES, 03 SECONDS EAST 42.40 FEET; THENCE NORTH 44 DEGREES, 58 MINUTES, 57 SECONDS WEST 16.79 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 03 SECONDS EAST 4.71 FEET; THENCE NORTH 45 DEGREES, 01 MINUTES 03 SECONDS EAST ALONG SAID NORTHEASTERLY LINE 6.31 FEET TO A CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES, 58 MINUTES, 57 SECONDS EAST ALONG A NORTH LINE SAID LOT 16.12 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 03 SECONDS WEST 86.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION RECORDED JANUARY 7, 1991 AS DOCUMENT NUMBER 91-008100, IN COOK COUNTY, ILLINOIS.**

**PIN NO.: 04-04-304-169-0000**

**Commonly known as: 2565 Windrush Lane, Northbrook, Illinois 60062**

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

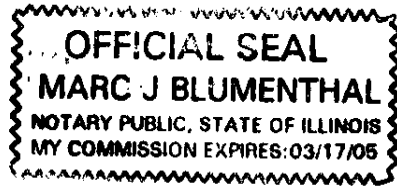
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 10/31, 2001

Signature: Madelaine Colman  
Michael Colman  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 31st day of October, 2001.

Marc J Blumenthal  
Notary Public



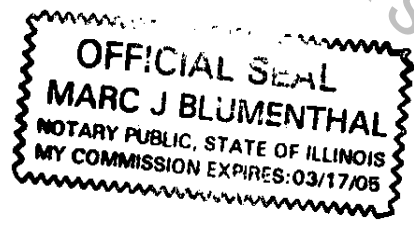
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 10/31, 2001

Signature: Madelaine Colman  
Michael Colman  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 31st day of October, 2001.

Marc J Blumenthal  
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.)