

DEED IN TRUST

)
)
 This instrument prepared)
 by and mail to:)
 Karrsten Goettel, Attorney)
 474 Summit St.)
 Elgin IL 60120)
)
 Grantees Address and mail)
 Tax Bills to:)
 Jay L. Peabody, Trustee)
 975 Auburn Woods Drive)
 Palatine, IL 60067)



THE GRANTOR, JAY L. PEABODY, divorced and not since remarried, of the City of Palatine, County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto JAY L. PEABODY, as Trustee under the provisions of a Trust Agreement dated November 8, 2001 and known as the Jay L. Peabody Trust No. 2 (hereinafter referred to as "said trustees,") and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See Legal Description Attached

Permanent Index No.: 02-10-307-009-0000

Commonly known and described as: 975 Auburn Woods Drive, Palatine, IL 60067

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 of 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

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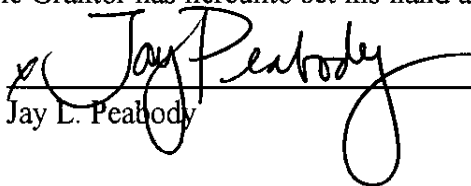
or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations 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 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.

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.

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 his hand and seal this 8th day of November, 2001.


Jay L. Peabody

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STATE OF ILLINOIS

}SS.

COUNTY OF K A N E

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jay L. Peabody, divorced and not since remarried, 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.

Given under my hand and official seal, this 8th day of November, 2001.

Karrsten Goettel
Notary Public



EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

11/8/01
Date

Jay L. Peabody
Representative

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Legal Description

U-928590-C5

Parcel 1: That part of Lot 10 in Auburn Woods, being a subdivision of part of the Southeast Quarter of the Southwest Quarter of Section 10, and part of the Northeast Quarter of the Northwest Quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 8, 1987 as Document No. 87309313 and rerecorded September 15, 1987 as Document 87504960, in Cook County, Illinois, described as follows:

Commencing at the Southeast corner of said Lot 10; thence South 78 degrees 41 minutes 57 seconds West along the South Line of said Lot 10 for a distance of 70.35 feet to the point of beginning; thence continuing South 78 degrees 41 minutes 57 seconds West along said South Line of Lot 10 for a distance of 26.00 feet; thence leaving said South Line of Lot 10 and running North 11 degrees 20 minutes 49 seconds West for a distance of 116.09 feet to a point on the North Line of said Lot 10; thence following two(2) courses and distances along said North Line of Lot 10: 1) Westerly along a curve, concave southerly, having a radius of 59.00 feet, having a chord bearing of North 81 degrees 01 minutes 46 seconds East for an arc Distance of 18.48 feet to a point of tangency; 2) thence North 90 degrees 00 minutes 00 seconds East for a distance 7.77 feet; thence leaving said North Line of Lot 10 and running South 11 degrees 20 minutes 49 seconds East for a distance of 113.82 feet to said point of beginning, in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 for ingress and egress over Lot 22 in said subdivision recorded June 8, 1987 as Document 87309313 and rerecorded September 15, 1987 as Document 87504960 and as set forth in Declaration recorded as Document 87309314, in Cook County, Illinois.

Permanent Tax Index Number 02-10-307-058, Volume 148.

CASUALTY

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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 November 8, 192001 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 9 day of November, 192001.
Notary Public Vicki Jo Spooner



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 November 8, 192001 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 9 day of November, 192001.
Notary Public Vicki Jo Spooner



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.)

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