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0020643694

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2002-06-10 11:04:34
Cook County Recorder 25.00



0020643694

This Instrument was prepared by:
David G. Spak, Attorney at Law
One Northfield Plaza, Suite 206
Northfield, Illinois 60093

After Recording, Forward to:
Patrick E. Brady, Esq.
Ross & Hardies
150 North Michigan Avenue
Suite 2500
Chicago, Illinois 60601

Send Future Tax Bills to:
Irene W. Tracy, as Trustee
Unit 2C, 2365 Waukegan Road
Northbrook, Illinois 60062

TRUSTEE'S DEED IN TRUST

THE GRANTOR, JOSEPH J. FREED, not personally, but as Trustee under Trust Agreement dated December 15, 1982 and known as the JFF Investment Trust, of 1400 South Wolf Road, Building 100, Wheeling, Illinois 60090, for the consideration of TEN AND 00/100 (\$10.00) DOLLARS, in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto IRENE W. TRACY, not personally, but as Trustee under the Irene W. Tracy Revocable Trust dated July 27, 1987, of 1424 Sequoia Trail, Glenview, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF
PIN: 04-14-301-006-1007
ADDRESS OF PROPERTY: Unit 2C, 2365 Waukegan Road, Northbrook, Illinois 60062

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 set forth.

Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner thereof to do, 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 or the Trustee's successors in trust in relation to said real estate, or to whom said real estate 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 real estate, 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; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or the Trustee's successors in trust 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 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 or in some

Handwritten notes on the left margin: 132, 13, 22046940, 8025203

Handwritten initials: JR

BOX 333-CTT

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amendment thereof and is 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 by 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 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 or execution or otherwise.

The foregoing conveyance and Grantor's warranty of title herein is subject to general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the premises; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; and installments due after the date hereof of general assessments established pursuant to the Declaration of Condominium.

IN WITNESS WHEREOF, Grantor aforesaid has hereunto set his hand and seal this 5th day of June, 2002.

THE JFF INVESTMENT TRUST DATED
DECEMBER 15, 1982

By: *Joseph J. Freed*
Joseph J. Freed, as Trustee

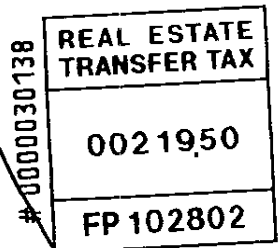
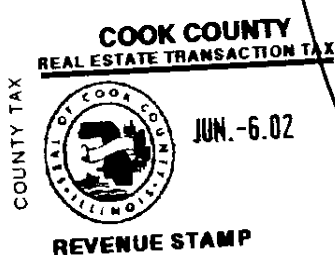
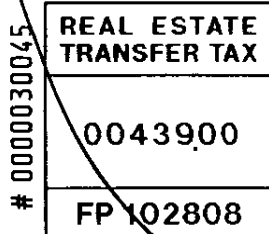
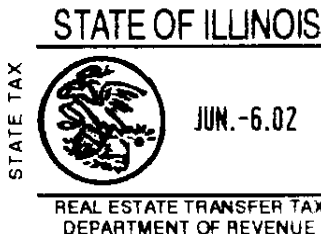
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Joseph J. Freed, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trustee, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 5th day of June, 2002.

Ellen Butor
NOTARY PUBLIC

Commission Expires: _____



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STREET ADDRESS: 2365 W. WAUKEGAN

UNIT 2C

CITY: NORTHBROOK

COUNTY: COOK

TAX NUMBER: 04-14-301-006-1007

LEGAL DESCRIPTION:

UNIT NUMBER 2C IN THE PONDS AT SUNSET RIDGE, A GATED CONDOMINIUM COMMUNITY, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF SOUTH EAST 1/4 OF SECTION 14 WITH MIDDLE LINE OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 14 AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF THE SOUTH EAST 1/4 OF SECTION 14, 187.41 FEET; THENCE SOUTH 80 DEGREES 02 MINUTES WEST 420.70 FEET TO CENTER LINE OF WAUKEGAN ROAD (TIMBER ROAD); THENCE NORTH 30 DEGREES 46 1/2 MINUTES WEST 197.46 FEET ALONG CENTER LINE OF SAID ROAD TO A POINT WHICH IS NORTH 30 DEGREES 46 1/2 MINUTES WEST 662.29 FEET FROM INTERSECTION OF SOUTH LINE SAID SECTION WITH CENTER LINE OF SAID ROAD; THENCE NORTH 80 DEGREES 02 MINUTES EAST 523.28 FEET TO PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 20, 1999 AS DOCUMENT NUMBER 99986634; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-20 AND P-23 AND STORAGE SPACE S-11 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99986634.

Property of Cook County Clerk's Office

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