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2002-09-16 10:05:38
Cook County Recorder



Deed in Trust

(ILLINOIS)

Above space for Recorder's Office Only

THIS INDENTURE WITNESSTH, That the grantor(s) Village of Morton Grove, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of the sum of (\$1,796,640.00) **ONE MILLION SEVEN HUNDRED NINETY-SIX THOUSAND SIX HUNDRED FORTY DOLLARS**, in hand paid, and pursuant to authority given by the Board of Trustees of said corporation, **CONVEYS** and **WARRANTS** to Gary D. McGrath, as Trustee under the terms and provisions of the Gary D. McGrath Trust dated October 23, 1996 and designated as Trust No. 1, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

THAT PART OF LOT 5 IN DILG'S SUBDIVISION OF THE NORTH 1/3 OF THE SOUTHEAST QUARTER: THE SOUTH 303.6 FEET OF THE NORTH 660.0 FEET OF THE SOUTHWEST 1/4, THE SOUTH 220.0 FEET LYING EAST OF THE CENTER OF NORTH BRANCH ROAD OF THE NORTH 880.0 FEET OF THE SOUTHWEST 1/4 AND 458.6 FEET LYING SOUTH AND ADJOINING THE NORTH 660 FEET OF SAID SOUTHWEST 1/4 AND LYING BETWEEN THE CENTER OF NORTH BRANCH ROAD AND WEST OF OLD TELEGRAPH ROAD IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 329 FEET OF SAID LOT 5, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 5 IN DEMICHELES AND DIMATTEO'S SUBDIVISION, THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG SAID SOUTH LINE LOT 5, FOR 288.54 FEET TO THE EAST RIGHT OF WAY LINE OF WAUKEGAN ROAD (ILLINOIS STATE ROUTE NO. 43); THENCE NORTH 01 DEGREE 17 MINUTES 08 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE OF WAUKEGAN ROAD, FOR 328.25 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF GOLF VIEW GARDENS SUBDIVISION; THENCE SOUTH 89 DEGREES 53 MINUTES 38 SECONDS EAST, ALONG LAST SAID SOUTH LINE, FOR 270.74 FEET TO THE WEST RIGHT OF WAY LINE OF NEW ENGLAND AVENUE; THENCE SOUTH 16 DEGREES 38 MINUTES 57 SECONDS EAST, ALONG LAST SAID WEST RIGHT OF WAY LINE FOR 41.77 FEET TO A BEND; THENCE SOUTH 01 DEGREES 32 MINUTES 50 SECONDS EAST, ALONG LAST SAID WEST RIGHT OF WAY LINE FOR 347.90 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF DAVIS STREET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE FOR 4.50 FEET TO THE NORTHWEST CORNER OF LOT 1 BLOCK 5 IN DEMICHELES AND DIMATTEO'S SUBDIVISION; THENCE SOUTH 01 DEGREES 32 MINUTES 50 SECONDS EAST, ALONG THE WEST LINE OF LOT 1, BLOCK 5 IN DEMICHELES AND DIMATTEO'S SUBDIVISION, FOR 140.01 FEET TO THE POINT OF BEGINNING.

Permanent Real Estate Index Number(s): 10-18-310-015-0000, 10-18-310-030-0000, and 10-18-310-031-0000
Address(es) of real estate: F/K/A 9101 Waukegan Road, 9111 Waukegan Road, and 9120 New England Avenue Morton Grove, Illinois 60053

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby ranted 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 re-subdivide 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 futuro, and upon any terms and for any period or periods of time, not exceed 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 arid 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 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, arid 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, money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with,

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PROPRIETARY OFFICE

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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.

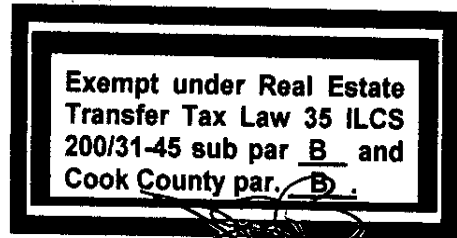
And the said grantor(s) hereby expressly waive(s) and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid does hereunto set its hand and seals this 26th day of Aug, 2002

Village of Morton Grove

0021010720

By: Daniel D. Scanlon
Daniel D. Scanlon
Its President



Attest: Marilyn Sneider
Marilyn Sneider, Acting Clerk

State of Illinois }
County of Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that they are personally known to me to be Daniel D. Scanlon, President of the Village of Morton Grove, and personally known to me to be Marilyn Sneider, the Acting Village Clerk, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Daniel D. Scanlon, President and Marilyn Sneider, Acting Village Clerk, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of Trustees of said Village of Morton Grove, as their free and voluntary act, and as the free and voluntary act and deed of the Village of Morton Grove, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of August, 2002
Commission expires 9/5/04 2004
[Signature]
NOTARY PUBLIC

This instrument was prepared by: Gabriel S. Berrafato
Gabriel S. Berrafato & Associates
8720 Ferris Avenue
Morton Grove, IL 60053-2843

MAIL TO:
Roger K. Frandsen, Esquire
Brady & Jensen
2425 Royal Boulevard
Elgin, IL 60123

SEND SUBSEQUENT TAX BILLS TO:
Gary D. McGrath, Trustee of the Gary D. McGrath Trust
dated October 23, 1996, Trust No. 1
301 Waukegan Road
Glenview, IL 60025

OR
Recorder's Office Box No. _____

EXEMPT-PURSUANT TO SECTION 1-11-5
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
EXEMPTION NO. 04653 DATE 8-28-02
ADDRESS 9101 9111 WAUKEGAN
9120 NEW ENGLAND
BY [Signature]