

# UNOFFICIAL COPY

Chicago Title Insurance Company

## WARRANTY DEED IN TRUST

0030239916

5314/0133 44 001 Page 1 of 3

2003-02-20 12:36:29

Cook County Recorder 28.50

FIRST AMERICAN TITLE

BY \_\_\_\_\_



0030239916

THIS INDENTURE WITNESSETH, That the grantor(s) Robert E. Cowhey and Sally A. Cowhey, Husband and Wife, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) unto John G. Wheelan, and Elizabeth A. Wheelan, whose address is 2508 Partridge Lane, Northbrook, Illinois 60062, as Trustees under the provisions of a trust agreement dated the January 26, 1998 and known as the JOHN G. WHEELAN REVOCABLE TRUST, the following described Real Estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: THAT PART OF LOT 213 IN HEATHERFIELD UNIT 2, BEING A RESUBDIVISION IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1999 AS DOCUMENT 99136091, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 213; THENCE NORTH 88 DEGREES 52 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 213, 106.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01 DEGREES 07 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 213, 39.60 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 52 SECONDS EAST, 106.00 FEET TO THE EAST LINE OF SAID LOT 213; THENCE SOUTH 01 DEGREES 07 MINUTES 08 SECONDS WEST 39.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT GRANT AGREEMENT RECORDED AS DOCUMENT 23876793 FOR INGRESS AND EGRESS AND UTILITY PURPOSES.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY.

**SUBJECT TO:** general real estate taxes not due and payable at the time of closing; 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 Real Estate; party wall rights and agreements; and the covenants, conditions and restrictions contained in the Declaration of Restrictions recorded as document 96590155 and any amendments thereto.

PERMANENT TAX NUMBER: 04-23-106-024-0000

VOLUME NUMBER: 133

Address(es) of Real Estate: 1819 Camden Drive Glenview, Illinois 60025

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.

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FIRST AMERICAN TITLE

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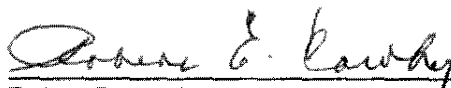
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, 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 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 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 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, 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(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(s) aforesaid have hereunto set their hand(s) and seal(s) this 31<sup>st</sup> day of January, 2003.

  
\_\_\_\_\_  
Robert E. Cowhey (SEAL)

\_\_\_\_\_  
(SEAL)

  
\_\_\_\_\_  
Sally A. Cowhey (SEAL)

\_\_\_\_\_  
(SEAL)

9166520500

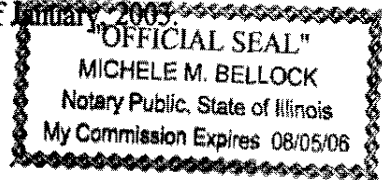
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State of Illinois County of DeWitt

0030239916

I, Michele M Bellock, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert E. Cowhey and Sally A. Cowhey personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 notarial seal, this 30<sup>th</sup> day of January, 2003.

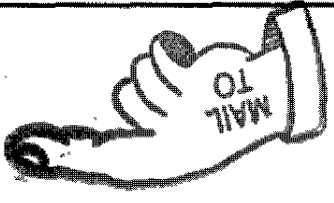


Michele M Bellock (Notary Public)

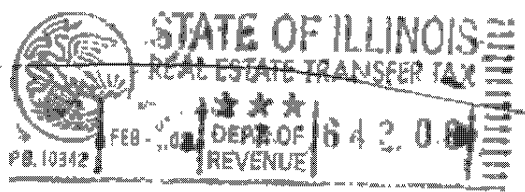
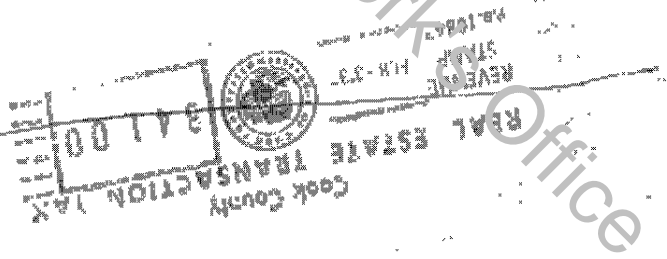
Property of Cook County Clerk's Office

**Prepared By:** Susan Cowhey Flynn  
Attorney at Law  
2145 Cedar Court  
Glenview, Illinois 60025

**Mail To:**  
David E. Czekala  
210 Bradley Road  
Lake Forest, IL 60045



**Name & Address of Taxpayer:**  
John G. Wheelan  
1813 Camden Drive  
Glenview, IL 60045



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