

UNOFFICIAL COPY

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2003-04-03 16:44:31

Cook County Recorder 36.50

**DEED IN TRUST
ILLINOIS**



0030450512

THE GRANTOR, Sabra Minkus, a single person, of the Village of Northbrook, County of Cook and State of Illinois, for the consideration of Ten and 00/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid,

CONVEYS and QUIT CLAIMS to

Sabra Minkus, Trustee of the Sabra Minkus Declaration of Trust dated March 24, 2003, as amended, whose address is 853 Gleneagle Lane, Northbrook, Illinois 60062, all of her right title and interest in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 04-14-301-004

Address of Real Estate: 853 Gleneagle Lane, Northbrook, IL. 60062

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 or any part thereof: to dedicate parks, street, 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 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 such 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 trust, 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.

DATED this 24 day of March, 2003.

Sabra Minkus (SEAL)
Sabra Minkus

State of Illinois)
County of Cook) ss.

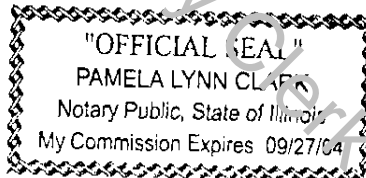
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that

Sabra Minkus, a single person

personally known to me to be the same person whose name subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledged that
she signed, sealed and delivered the said instrument as her 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 official seal, this 24th day of March, 2003.

Pamela Lynn Clark
Notary Public



This Transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (e).

[Signature]
Attorney

Prepared By and Return To:

Bruce E. Bell
222 S. Riverside Plaza
Suite 2100
Chicago, IL. 60606
312/648-2300



Mail Tax Bills To:

Sabra Minkus, Trustee
853 Gleneagle Lane
Northbrook, IL. 60062

LEGAL DESCRIPTION

PARCEL I:

AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996, BY AND BETWEEN COLE TAYLOR BANK, AS SUCCESSOR-TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT DATED APRIL 29, 1991 AND KNOWN AS TRUST NO. 94707, AS LESSOR ("LESSOR"), AND ASSIGNOR/GRANTOR, AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 9, 1996 AS DOCUMENT NO. 96927871, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND ASSIGNOR/GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 1997 AS DOCUMENT NO. 97141059, AS AMENDED BY THAT CERTAIN JOINDER TO GROUND LEASE DATED AS OF NOVEMBER 7, 1997 BY THE ROYAL RIDGE HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1997 AS DOCUMENT NO. 97846934, AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "GROUND LEASE"); AND (II) THE LEASEHOLD ESTATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS:

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381.

COMMONLY KNOWN AS TECHNY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS.

PIN: 04-14-301-004

EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 100

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818351 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1408.40 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 210.02 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 853 GLENEAGLE LANE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT EIGHTEEN (18) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 13 DEGREES 55 MINUTES 06 SECONDS EAST 48.77 FEET; 2) SOUTH 76 DEGREES 04 MINUTES 54 SECONDS WEST 23.55 FEET; 3) NORTH 13 DEGREES 55 MINUTES 06 SECONDS WEST 22.56 FEET; 4) SOUTH 76 DEGREES 04 MINUTES 54 SECONDS WEST 20.92 FEET; 5) SOUTH 13 DEGREES 55 MINUTES 06 SECONDS EAST 2.00 FEET; 6) SOUTH 76 DEGREES 04 MINUTES 54 SECONDS WEST 12.17 FEET; 7) NORTH 13 DEGREES 55 MINUTES 06 SECONDS WEST 10.65 FEET; 8) SOUTH 76 DEGREES 04 MINUTES 54 SECONDS WEST 2.67 FEET; 9) NORTH 13 DEGREES 55 MINUTES 06 SECONDS WEST 15.83 FEET; 10) NORTH 76 DEGREES 04 MINUTES 54 SECONDS EAST 2.67 FEET; 11) NORTH 13 DEGREES 55 MINUTES 06 SECONDS WEST 23.02 FEET; 12) NORTH 76 DEGREES 04 MINUTES 54 SECONDS EAST 20.00 FEET; 13) SOUTH 13 DEGREES 55 MINUTES 06 SECONDS EAST 8.00 FEET; 14) NORTH 76 DEGREES 04 MINUTES 54 SECONDS EAST 5.00 FEET; 15) SOUTH 13 DEGREES 55 MINUTES 06 SECONDS EAST 1.83 FEET; 16) NORTH 76 DEGREES 04 MINUTES 54 SECONDS EAST 14.62 FEET; 17) SOUTH 58 DEGREES 55 MINUTES 06 SECONDS EAST 8.27 FEET; 18) SOUTH 13 DEGREES 55 MINUTES 06 SECONDS EAST 5.62 FEET; THENCE NORTH 76 DEGREES 04 MINUTES 54 SECONDS EAST 11.17 FEET, TO THE PLACE OF BEGINNING, CONTAINING 2791 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 853 GLENEAGLE LANE, NORTHBROOK, ILLINOIS.

PARCEL II:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997, AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006 (THE "DECLARATION")), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL III:

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION.

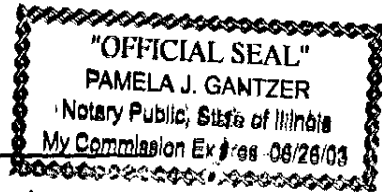
STATEMENT BY GRANTOR AND GRANTEE

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 4-1-03, 19____ Signature: Pam Clark
Grantor or Agent

Subscribed and sworn to before me
by the said Pam Clark
this 1st day of April, 192003

Notary Public Pamela J. Gantzer

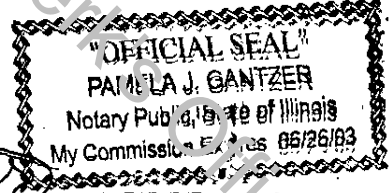


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4-1-03, 19____ Signature: Pam Clark
Grantor or Agent

Subscribed and sworn to before me
by the said Pam Clark
this 1st day of April, 192003

Notary Public Pamela J. Gantzer



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.)