

# UNOFFICIAL COPY

## WARRANTY DEED



Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 05/08/2003 12:29 PM Pg: 1 of 4

THIS INDENTURE  
WITNESSETH,

That the Grantors WALTER  
KREISEDER and MARILYN  
KREISEDER, husband and wife, as  
tenants by the entirety of the City  
of Barrington Hills in the County of  
Cook and State of Illinois

for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT to Harris Trust and Savings Bank, not individually, but as Trustee under Trust Agreement dated March 4, 2003 and known as Trust Number HTB1292 the following described real estate, to-wit:

That part of the Northwest 1/4 of Section 3, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows Beginning at a point on the North line of said Northwest 1/4, 1375.8 feet West of the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section; and running thence South parallel with and 1375.8 feet West of the East line of said West 1/2 of the Northeast 1/4, 2326.2 feet to the North line of Spencer Otis land; thence West along the North line of said Otis land, 408.40 feet, thence North parallel with and 1784.2 feet West of the East line of said West 1/2 of the Northeast 1/4, 2332 feet to the North line of said Northwest 1/4; thence East along the North line of said Northwest 1/4, 408.4 feet to the point of beginning (excepting therefrom the South 780 feet and also except the East 33 feet thereof lying North of the South 780 feet) in Cook County, Illinois

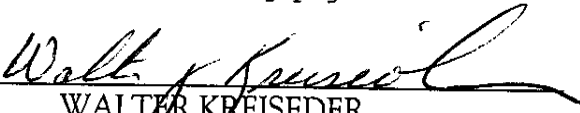
Permanent Real Estate Index Number: 01-03-101-033-0000

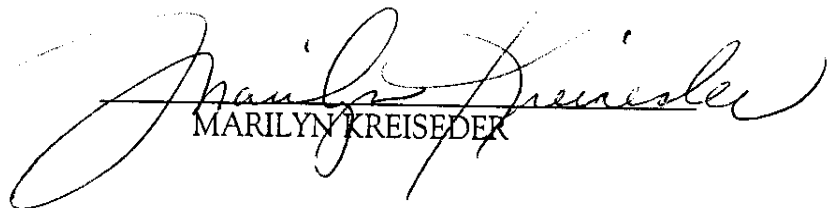
Common Address: 416 County Line Road, Barrington Hills, Illinois 60010

situated in Cook County, Illinois, hereby releasing and waiving unto Grantees all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; the powers and authority conferred upon said Trust Grantee are recited on the following page.

Dated: April 10, 2003

1st AMERICAN TITLE order # C176022

  
WALTER KREISEDER

  
MARILYN KREISEDER

4  
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**SUBJECT TO:**


TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.


Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms to convey either with or without considerations to convey said real estate or any part thereof to a successors in trust and to grant to such successor or successors in trust all the title of estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, 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 real estate, 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 real estate or any part thereof, 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 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, or any successor 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, or any successor in trust, be obliged to see to the applications 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 authority 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, whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This conveyance is made upon the express understanding and condition that neither Harris Trust and Savings Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 arising from the sale or any 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, the intention hereof being to vest in said Harris Trust and Savings Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

<b>COUNTY TAX</b>	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000101578	<b>REAL ESTATE TRANSFER TAX</b>
	 APR. 28. 03		0281250
	<b>REVENUE STAMP</b>		FP326670

<b>STATE TAX</b>	<b>STATE OF ILLINOIS</b>	# 0000050609	<b>REAL ESTATE TRANSFER TAX</b>
	 APR. 28. 03		0562500
	<b>REAL ESTATE TRANSFER TAX</b> DEPARTMENT OF REVENUE		FP326669

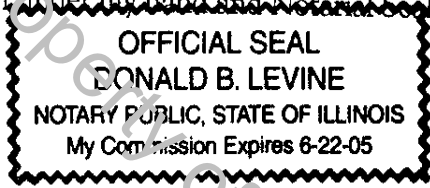
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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT WALTER KREISEDER and MARILYN KREISEDER personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 10th day of April, 2003



*Donald B. Levine*  
Notary Public

Future Taxes to Grantees' Address (if any)  
OR TO  
HARRIS TRUST + SAVINGS BANK - Trust # 101292  
201 S. GROVE  
BARRINGTON, IL 60010

Return this document to:  
MICHAEL Z MARGOLIES  
5301 W DEMPSTER  
SUITE 200  
SKOKIE, IL 60077

This Instrument was Prepared by: Donald B. Levine, Levin & Ginsburg Ltd.  
Whose Address is: 180 North LaSalle Street, Suite 2210, Chicago, Illinois 60601

COOK COUNTY Clerk's Office

PLAT ACT AFFIDAVIT

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

Morris Saavelus being duly sworn on oath, states that he resides at 190 N. LaSalle St Chicago, IL. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The instrument aforesaid is a conveyance of an existing parcel or tract of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Morris Saavelus  
FOR: WALTER J. KREISEDER  
MARILYN KREISEDER

SUBSCRIBED AND SWORN to before me this 10<sup>th</sup> day of April, 2003

Jane J. Jira  
NOTARY PUBLIC

