



Doc#: 0335642180
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/22/2003 09:55 AM Pg: 1 of 3

571223J/231630160
DEED IN TRUST

THE GRANTOR,
FOX MEADOW VENTURE,
an Illinois general partnership
2550 Waukegan Road #220
Glenview, IL 60025

of the Village of Northfield, County of Cook
and State of Illinois, in consideration of
the sum of Ten (\$10.00) Dollars, and
other good and valuable consideration, the
receipt of which is hereby acknowledged,
hereby conveys and warrants to

PATRICIA A. PETERSON TRUST
DATED OCTOBER 22, 1992
412 FOX MEADOW DRIVE - UNIT #208-016
NORTHFIELD, IL 60063

(Reserved for Recorder's Use Only)

3
9

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(See Legal Attached Hereto)

Permanent Real Estate Index Number: 04-23-202-026-0000

Address of Real Estate: 412 Fox Meadow Drive, Unit #208-016, Northfield, IL 60093

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

FOX 333

UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waive s and release s any and all right and benefit under and by virtue of the statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 28th day of October, 2003.

E-FOX MEADOW CORP., an Illinois corporation being the Managing Member of FOX MEADOW PARTNERS, LLC, a general partner in FOX MEADOW VENTURE, a joint venture

By: Warren A. James, Vice-President (Seal)

(Seal)

ATTEST: John H. Jackson, Asst. Secretary (Seal)

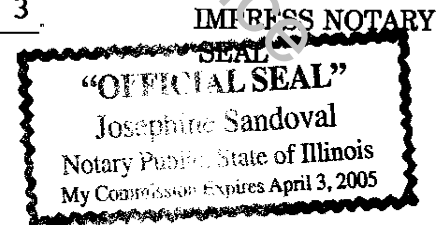
(Seal)

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for the County in the State aforesaid, DO HEREBY CERTIFY that Warren A. James, personally known to me to be the Vice President of E-Fox Meadow Corp., the Managing Member of FOX MEADOW PARTNERS, LLC, a general partner in FOX MEADOW VENTURE, a joint venture, and John H. Jackson, personally known to me to be the Assistant Secretary of said Corporation, 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 Vice-President and Asst. Secretary, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said Corporation, as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of October, 2003.

Commission expires 4-3-05

Josephine Sandoval
NOTARY PUBLIC



This instrument was prepared by: John H. Jackson, 33 N. LaSalle St., Ste. 2030 Chicago, IL 60602

Mail to: Mr. John Winand
Karm, Winand & Patterson
800 Waukegan Road #202
Glenview, IL 60025


Send subsequent tax bills to:
PATRICIA PETERSON
412 FOX MEADOW DRIVE #208
NORTHFIELD, IL 60063

UNOFFICIAL COPY

PARCEL: LOT 208-016 IN FOX MEADOW BEING A RESUBDIVISION OF PART OF LOTS 16, 17 AND 18 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 2002 AS DOCUMENT NUMBER 0020395226, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 208; THENCE SOUTH 89 DEGREES 07 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 208, 98.24 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 46 MINUTES 48 SECONDS, W ALONG THE EAST LINE OF SAID LOT 208, 30.73 FEET TO A POINT OF CURVATURE IN SAID LINE: THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 208, BEING A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 56.00 FEET, AN ARC DISTANCE OF 7.75 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 41 SECONDS WEST, 95.67 FEET TO THE WEST LINE OF SAID LOT 208; THENCE NORTH 00 DEGREES 46 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 208, 38.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. (CONTAINING 3,733 SQUARE FEET)

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS AS CREATED BY AGREEMENT RECORDED SEPTEMBER 13, 2001 AS DOCUMENT NUMBER 0010850158.

STATE OF ILLINOIS


STATE TAX  DEC. 15. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000061546

REAL ESTATE TRANSFER TAX
0085400
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX  DEC. 15. 03

REVENUE STAMP

0000061697

REAL ESTATE TRANSFER TAX
0042700
FP 102802