

# UNOFFICIAL COPY

## DEED IN TRUST



Return to and Taxes to Grantee:  
Margaret W. Nolan  
1704 B Wildberry  
Glenview, Illinois 60025

Doc#: 0335706052  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 12/23/2003 09:40 AM Pg: 1 of 5

**THIS INDENTURE WITNESSETH,**  
that Grantors, **Thomas L. Nolan** and **Margaret W. Nolan**, husband and wife, of the County of Cook, and State of Illinois, for and in consideration of Ten and no/100ths Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, Convey and Quitclaim unto

**MARGARET W. NOLAN,**

Trustee under the provisions of a Trust Agreement dated the 19<sup>th</sup> day of September, 2003, known as Trust No. 102, the following described real estate in the County of Cook, and State of Illinois, to-wit:

Unit No. 21-"B" as delineated on the survey of the following described parcel of real estate, hereinafter referred to as "Parcel": That part of Block 2, in Valley Lo-Unit 5, being a subdivision in Section 23, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing on the North line of said Block 2, at a point which is 1652.77 feet East from the Northwest corner of said Block 2, and running thence South along a line perpendicular to said North line of Block 2, a distance of 132.50 feet to a point of beginning at the Northwest corner of said part of Block 2 hereinafter described; thence continuing South along said perpendicular line, a distance of 189.67 feet; thence East along a line 322.17 feet South from and parallel with said North line of Block 2, a distance of 162.40 feet to the Easterly line of said Block 2; thence Northwardly along said Easterly line of Block 2, (being also the Westerly line of Wakegan Road), a distance of 190.15 feet, to an intersection with a line 132.50 feet South from and parallel with said North line of Block 2, and thence West along said last described parallel line, a distance of 148.66 feet to the point of beginning, which said survey is attached as Exhibit "A" to a certain Declaration of Condominium Ownership made by the Northwest National Bank of Chicago, as Trustee under Trust Agreement dated February 2, 1971, and known as Trust Number 1007, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 22108385 together with an undivided 16.18 per cent interest in said Parcel (excepting from said parcel all property and space comprising all the units thereon as defined and set forth in said Declaration of Condominium and Survey) all in the County of Cook and State of Illinois;  
ALSO

Rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration as amended and the rights and easements set forth in said Declaration for the benefit of the remaining property described herein, and more commonly known as 1704-B Wildberry Drive, Glenview, Illinois.  
(P.I.N. #04-23-302-045-1002)

TO HAVE AND TO HOLD said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

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 vacate any subdivision or part thereof, and resubdivide said property as often as desired, contract to sell, grant options to purchase, sell on any

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terms, convey either with or without consideration, convey said premises or any part thereof to a successor in trust, and grant to such successor in trust all the title, estate, powers and authorities vested in said trustee, to donate, dedicate, 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 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 of time and amend, change or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and 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 exchange said property, or any part thereof, for other real or personal property, grant easements or changes of any kind, release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and deal with said property and every part thereof in all other ways and for such other considerations as 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 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 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 delivery 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 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 such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to successors in trust, such successors have been properly appointed and are fully vested with all title, estate, rights, powers,

Grantors hereby waive and release any and all right or benefit under and by virtue of statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, Grantors aforesaid have hereunto set their hands and seals this 19<sup>th</sup> day of September, 2003.

Thomas L. Nolan (SEAL)      Margaret W. Nolan (SEAL)  
Thomas L. Nolan      Margaret W. Nolan

STATE OF ILLINOIS    )  
  ) -ss-  
COUNTY OF DE KALB )

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, **DO HEREBY CERTIFY**, that **Thomas L. Nolan** and **Margaret W. Nolan**, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

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Given under my hand and Notarial Seal this 19<sup>th</sup> day of September, 2003.



Kaylene Klaassen  
Notary Public

Exempt under provisions of Paragraph e

Section 4, Real Estate Transfer Tax Act.

9-22-03 [Signature]  
Date Seller, Buyer or Representative

This instrument was prepared by:

Ronald G. Klein  
Klein, Stoddard, Buck & Waller  
555 Bethany Road  
DeKalb, Illinois 60115

jh jul 25 03

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

EUGENE L. MOORE  
COOK COUNTY RECORDER  
PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Ronald G. Klein, being duly sworn on oath, states that he resides at 555 Bethany Road, DeKalb, IL 60115.

And further states that: **(please check the appropriate box)**

A.  That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B.  That the attached deed is not in violation of 765 IL CS 205/1(b) for one of the following reasons: **(please circle the appropriate number)**

1. The division or subdivision 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 is of lots or blocks of less than 1 acre in a recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests 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 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 purpose or grants of 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 is of parcels 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 is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

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

Subscribed and Sworn to Before me  
this 19 day of September, 2003.

Kaylene Klaassen  
Notary Public

Ronald G. Klein  
Signature of affiant

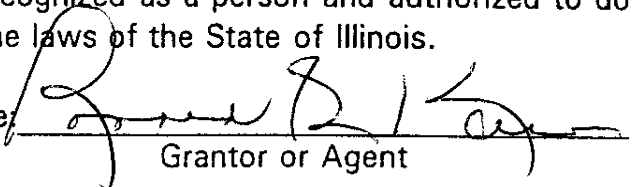
**OFFICIAL SEAL**  
KAYLENE KLAASSEN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 12/31/05

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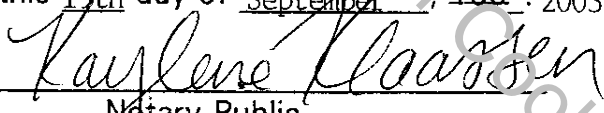
## STATEMENT BY GRANTOR AND GRANTEE

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: September 19, ~~19~~ 2003

Signature:   
Grantor or Agent

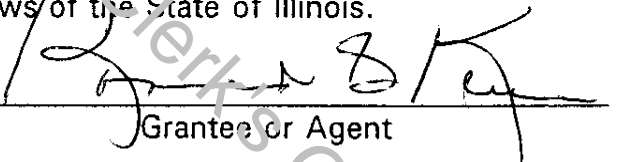
Subscribed and Sworn to before me by the said Ronald G. Klein this 19th day of September, ~~199~~ 2003.

  
Notary Public

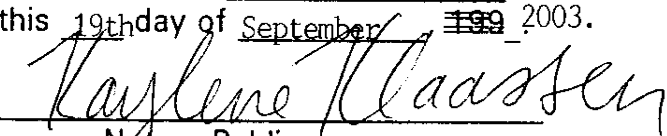


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: September 19, ~~19~~ 2003

Signature:   
Grantee or Agent

Subscribed and Sworn to before me by the said Ronald G. Klein this 19th day of September, ~~199~~ 2003.

  
Notary Public



**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.