

# UNOFFICIAL COPY

## TRUSTEE'S DEED

IN TRUST

FOR THE PROTECTION OF OWNER, THIS INSTRUMENT SHALL BE RECORDED WITH THE RECORDER OF DEEDS.



Doc#: 0404919116  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 02/18/2004 11:49 AM Pg: 1 of 6

AMERICA UNITED BANK  
and Trust Company USA  
321 West Golf Road  
Schaumburg Illinois 60196  
Telephone: (847) 882-4000

The above space is for the recorder's use only

The Grantor, AMERICA UNITED BANK and Trust Company USA, a corporation in the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 7th day of June, 2001 (Year) and known as Trust Number 101-1398, for and in consideration of Ten and No/100th Dollars (\$10.00) and other good and valuable considerations in hand paid, conveys and quit claims to Chicago Title and Trust

its successor or successors, as Trustee under a trust agreement dated the 9th day of September, 1998 (Year) known as Trust Number 110-6293 of (Address of Grantee) 105 West Madison Suite 2100, Chicago, IL 60602

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A Legal Description attached.

(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet together with all the appurtenances and privileges thereunto belonging or appertaining. Permanent Index Number(s) 07-35-400-009-0000

This conveyance is made pursuant to direction and with authority to convey directly to the Trustee Grantee named herein.

UNDERSIGNED AGREE THAT THE ADDITIONAL TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF SHALL CONSTITUTE A PART OF THIS TRUSTEE'S DEED IN TRUST AND ARE INCORPORATED HEREIN.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its <sup>Asst.</sup> President and attested by its Secretary, this 29th day of January, 2004 (Year).

AMERICA UNITED BANK and Trust Company USA  
as Trustee aforesaid, and not personally.

ADDRESS OF PROPERTY  
735-863 S. Plum Grove Road

Roselle, IL 60172

The above address is for information only and is not part of this deed.

BY: [Signature]  
Asst. Trust Officer VISE PRESIDENT

ATTEST: [Signature]  
Asst. SECRETARY

Box 45

03-000562

1/3

METROPOLITAN TITLE CO.

# UNOFFICIAL COPY

**TO HAVE AND TO HOLD** the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the 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.

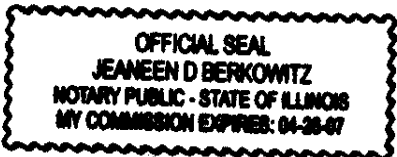
The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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 or execution or otherwise.

STATE OF ILLINOIS }  
 } SS.  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named <sup>Asst. President</sup> Rick President and <sup>Asst. Secretary</sup> Secretary of AMERICA UNITED BANK and Trust Company USA, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, <sup>Asst. Secretary</sup> and Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, for the uses and purposes, therein set forth and the said Secretary then and there acknowledged that said Secretary as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said Secretary's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.



GIVEN under my hand and Notarial Seal this 29th day of January, 2004 (Year).

*Jeaneen D. Berkowitz*  
Notary Public  
4-26-07

This instrument was prepared by: *mail to*  
Land Trust Dept.  
(Name) AmericaUnited Bank and Trust Company  
USA  
(Address) 321 West Golf Road  
Schaumburg, IL 60196

My Commission Expires \_\_\_\_\_  
Mail subsequent tax bills to:  
(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

# UNOFFICIAL COPY

J.P. "RICK" CARNEY  
RECORDER

## AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS  
COUNTY OF DUPAGE

DATE: February 11, 2004

03-050562

OWNER OF RECORD, BEING DULY SWORN ON OATH, STATES THAT RESIDE(S) AT 735-863 S. PLUM GROVE ROSELLE, ILLINOIS. THAT THE ATTACHED DEED IS NOT IN VIOLATION OF 765 ILCS 205/1 FOR ONE OF THE FOLLOWING REASONS:

1. THE SALE OR EXCHANGE IS OF AN ENTIRE TRACT OF LAND NOT BEING A PART OF A LARGER TRACT OF LAND.
2. THE DIVISION OR SUBDIVISION OF THE LAND IS INTO PARCELS OR TRACTS OF (5) ACRES OR MORE IN SIZE WHICH DOES NOT INVOLVE ANY NEW STREETS OR EASEMENTS OF ACCESS.
3. THE DIVISION IS OF LOTS OR BLOCKS OF LESS THAN ONE (1) ACRE IN ANY RECORDED SUBDIVISION, WHICH DOES NOT INVOLVE ANY NEW STREETS OR EASEMENTS OF ACCESS.
4. THE SALE OR EXCHANGE OF PARCELS OF LAND IS BETWEEN OWNERS OF ADJOINING AND CONTIGUOUS LAND.
5. THE CONVEYANCE OF PARCELS OF LAND OR INTERESTS THEREIN FOR USE AS RIGHT OF WAY FOR RAILROADS OR OTHER PUBLIC UTILITY FACILITIES, WHICH DOES NOT INVOLVE ANY NEW STREETS OR EASEMENTS OF ACCESS.
6. THE CONVEYANCE OF LAND OWNED BY A RAILROAD OR OTHER PUBLIC UTILITY WHICH DOES NOT INVOLVE ANY NEW STREETS OR EASEMENTS OF ACCESS.
7. 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.
8. THE CONVEYANCE MADE TO CORRECT DESCRIPTIONS IN PRIOR CONVEYANCES.
9. THE SALE OR EXCHANGE IS OF PARCELS OR TRACTS OF LAND FOLLOWING THE DIVISION INTO NO MORE THAN TWO PARTS OF A PARTICULAR PARCEL OR TRACT OF LAND EXISTING ON JULY 17, 1959, AND NOT INVOLVING ANY NEW STREETS OR EASEMENTS OF ACCESS.

# UNOFFICIAL COPY

10. THE SALE IS OF A SINGLE LOT OF LESS THAN FIVE ACRES FROM A LARGER TRACT, THE DIMENSIONS AND CONFIGURATIONS OF SAID LARGER TRACT HAVING BEEN DETERMINED BY THE DIMENSIONS AND CONFIGURATIONS OF SAID LARGER TRACT ON OCTOBER 1, 1973, AND NO SALE PRIOR TO THIS SALE, OR 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.

**CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.**

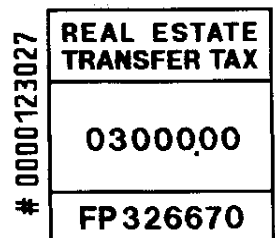
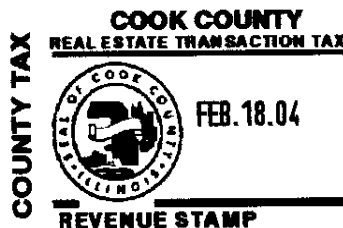
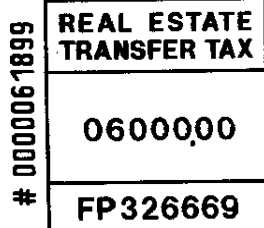
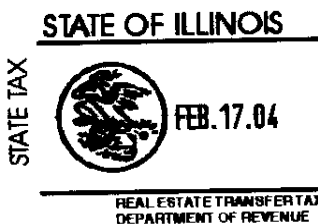
AFFIANT(S) FURTHER STATE(S) THAT MAKE(S) THIS AFFIDAVIT FOR THE PURPOSE OF INDUCING THE RECORDER OF DEEDS OF DUPAGE COUNTY ILLINOIS TO ACCEPT THE ATTACHED DEED FOR RECORDING.

*[Handwritten Signature]*  
\_\_\_\_\_

*[Handwritten Signature]*  
OWNER OF RECORD

SUBSCRIBED TO AND SWORN BEFORE ME THIS 11<sup>th</sup> OF February, 2004

*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC



# UNOFFICIAL COPY

## Legal Description

Land in the CITY of ROSELLE, COOK, ILLINOIS, described as follows:

THAT PART OF LOT 2 IN CROSS CREEK SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 7, 1979 AS DOCUMENT NO. 24835738 IN COOK COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 365.0 FEET; THENCE NORTH 86 DEGREES 30 MINUTES 38 SECONDS EAST, A DISTANCE OF 150.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 150.0 FEET TO THE NORTHEAST CORNER OF LOT 1 IN CROSS CREEK SUBDIVISION AFORESAID; THENCE NORTH 86 DEGREES 30 MINUTES 38 SECONDS EAST, A DISTANCE OF 477.51 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 11 SECONDS WEST, A DISTANCE OF 449.97 FEET; THENCE SOUTH 03 DEGREES 29 MINUTES 22 SECONDS EAST, A DISTANCE OF 65.0 FEET; THENCE SOUTH 86 DEGREES 30 MINUTES 38 SECONDS WEST, A DISTANCE OF 630.0 FEET TO THE POINT OF BEGINNING.

PIN(S): 07-35-400-009-0000

Commonly Known As: 735-863 S. PLUM GROVE