



Doc#: 0405435007  
Eugene "Gene" Moore Fee: \$38.00  
Cook County Recorder of Deeds  
Date: 02/23/2004 07:12 AM Pg: 1 of 8

WARRANTY DEED IN TRUST

*je*

8188892-DA-TMS (A11)

**THIS INDENTURE WITNESSETH THAT THE GRANTORS, JOHN RAU<sup>\*</sup> of 4 Indian Hill Road, Winnetka, Cook County, Illinois 60093 and SANDRA RAU<sup>\*</sup> of 1235 Scott Avenue, Winnetka, Cook County, Illinois 60093, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, CONVEY and WARRANT unto Harris Trust and Savings Bank, as trustee u/t/a dated February 10, 2004 and known as Trust No. HTW-6086, whose address is 520 Green Bay Road, Winnetka, Illinois 60093, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:**

*\*divorced and not since remarried*

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

Subject only to the following matters; provided, however, that with respect to covenants, conditions, restrictions, easements and encroachments of record, only to the extent that the same are reflected as Special Exception Nos. D, F, G, H, I, J, K and R, respectively, (collectively, the "Permitted CCREEs"), set forth on Schedule B of that certain owner's title insurance policy issued by Chicago Title Insurance Company, as order no. 1401-007642354 dated effective as of January 7, 1997 (the "1997 Policy"): general taxes for 2003 and subsequent years; special taxes or assessments, if any, for improvements not yet completed, installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; building lines and building and liquor restrictions of records; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; acts done or suffered by or through the Purchaser,

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

Full power and authority is hereby granted to said Trustee and its successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in

# UNOFFICIAL COPY

all other ways and for such other considerations as it would be lawful for the owner thereof to do, 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 its successors 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, be obliged to see to the application 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 necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or its successors in trust 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 these indentures and by said Trust was in full force and effect, (b) that such conveyances or other instruments were executed in accordance with the trust, conditions and limitations contained in these indentures and in said Trust or in some amendment thereof and are 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 by 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 their predecessors 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.

And the said Grantors hereby expressly waive and release 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.

Permanent Real Estate Index Numbers: 05-08-400-013 and 05-08-400-050

Address of Real Estate: 1135 Sheridan Road, Winnetka, Illinois 60093

DATED this 17<sup>th</sup> day of February, 2004

\_\_\_\_\_  
John Rau

Sandra Rau  
\_\_\_\_\_  
Sandra Rau

# UNOFFICIAL COPY

all other ways and for such other considerations as it would be lawful for the owner thereof to do, 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 its successors 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, be obliged to see to the application 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 necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or its successors in trust 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 these indentures and by said Trust was in full force and effect, (b) that such conveyances or other instruments were executed in accordance with the trust, conditions and limitations contained in these indentures and in said Trust or in some amendment thereof and are 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 by 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 their predecessors 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.

And the said Grantors hereby expressly waive and release 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.

Permanent Real Estate Index Numbers: 05-08-400-013 and 05-08-400-050

Address of Real Estate: 1135 Sheridan Road, Winnetka, Illinois 60093

DATED this 13<sup>th</sup> day of February, 2004

  
\_\_\_\_\_  
John Rau

\_\_\_\_\_  
Sandra Rau

# UNOFFICIAL COPY

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 John Rau, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 13<sup>th</sup> day of February, 2004

Commission expires: 05-16-06  
\*\*\*\*\*  
OFFICIAL SEAL  
LINDA S. MOSLEY  
Notary Public, State of Illinois  
My Commission Expires 05/16/06  
\*\*\*\*\*

Linda S. Mosley  
Notary Public

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sandra Rau, personally known to me to be the same person whose name is 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.

Given under my hand and official seal this \_\_\_\_ day of February, 2004

Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Rau, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this \_\_\_\_ day of February, 2004

Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

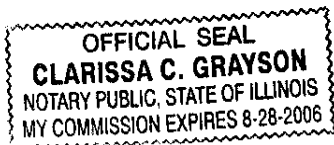
STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sandra Rau, personally known to me to be the same person whose name is 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.

Given under my hand and official seal this 17<sup>th</sup> day of February, 2004

Commission expires: \_\_\_\_\_

Clarissa C. Grayson  
Notary Public



# UNOFFICIAL COPY

*THIS INSTRUMENT WAS PREPARED BY:*

Pearl A. Zager, Esq.  
Vedder, Price, Kaufman & Kammholz, P.C.  
222 North LaSalle Street, Suite 2600  
Chicago, IL 60601-1003

*AFTER RECORDING MAIL TO:*

FIELD & GOLDBERG, LLC  
ATTN: ARI J. ROTENBERG  
10 SOUTH LASALLE STREET, STE. 2910  
CHICAGO, IL 60603


*SEND SUBSEQUENT TAX BILLS TO:*

HODA HALIM  
1135 SHERIDAN ROAD  
WINNETKA, IL 60093

Property of Cook County Clerk's Office

STATE OF ILLINOIS

STATE TAX



FEB. 19.04


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000065126

REAL ESTATE TRANSFER TAX
06424.00
FP 102808

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB. 19.04

REVENUE STAMP

# 0000065295

REAL ESTATE TRANSFER TAX
03212.00
FP 102802



Exhibit A  
**UNOFFICIAL COPY**  
Legal Description

Commonly known as: 1135 Sheridan Road, Winnetka, Illinois 60093

PINs: 05-08-400-013 and 05-08-400-050

\*\*\*\*\*

PARCEL 1:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 17 ALL IN TOWNSHIP 42, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE BETWEEN SECTIONS 8 AND 17 WHICH IS 369.14 FEET EAST OF THE QUARTER CORNER OF SAID SECTIONS; THENCE NORTHEASTERLY 75.06 FEET TO A POINT WHICH IS 395.38 FEET EAST OF THE WEST LINE AND 70.32 FEET NORTH OF THE SOUTH LINE, MEASURED AT RIGHT ANGLES THERETO, OF SAID SOUTH EAST 1/4 OF SECTION 8; THENCE NORTHEASTERLY 159.14 FEET TO A POINT WHICH IS 474.58 FEET EAST OF THE WEST LINE AND 208.77 FEET NORTH OF SOUTH LINE MEASURED AT RIGHT ANGLES THERETO OF SAID SOUTH EAST 1/4 OF SECTION 8; THENCE NORTHEASTERLY 2.74 FEET TO A POINT WHICH IS 475.94 FEET EAST OF THE WEST LINE AND 211.15 FEET NORTH OF THE SOUTH LINE, MEASURED AT RIGHT ANGLES THERETO OF SAID SOUTH EAST 1/4 OF SECTION 8; THENCE NORTHEASTERLY 204.37 FEET TO A POINT WHICH IS 655.52 FEET EAST OF THE WEST LINE AND 308.71 FEET NORTH OF THE SOUTH LINE, MEASURED AT RIGHT ANGLES THERETO OF SAID SOUTH EAST 1/4 OF SECTION 8; THENCE NORTHEASTERLY ALONG A LINE DEFLECTING TO THE NORTH 1 DEGREE 6 MINUTES FROM THE LAST DESCRIBED LINE A DISTANCE OF 177 FEET MORE OR LESS TO THE SHORE OF LAKE MICHIGAN, THENCE SOUTHEASTERLY ALONG THE SHORE LINE OF LAKE MICHIGAN TO INTERSECTION WITH A LINE DESCRIBED AS FOLLOWS:

STARTING AT A POINT DESCRIBED AFORESAID WHICH IS 395.38 FEET EAST OF THE WEST LINE AND 70.32 FEET NORTH OF THE SOUTH LINE, MEASURED AT RIGHT ANGLES THERETO OF SAID SOUTH EAST 1/4 OF SECTION 8; THENCE SOUTHWESTERLY ALONG A LINE PASSING THROUGH A POINT IN THE LINE BETWEEN SECTIONS 8 AND 17 SAID POINT BEING 369.14 FEET EAST OF THE QUARTER CORNER OF SAID SECTIONS, A DISTANCE OF 180.21 FEET MORE OR LESS TO THE NORTH LINE OF SHERIDAN ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF SHERIDAN ROAD 41.65 FEET TO THE SOUTHWEST CORNER OF THE LAND OF HENRY C. CROWELL AND PERRY K. CROWELL, HIS WIFE CONVEYED BY DEED DATED SEPTEMBER 6, 1930 AND RECORDED OCTOBER 6, 1930 AS DOCUMENT 10762780, WHICH CORNER IS 104.30 FEET SOUTH OF THE NORTH LINE OF AFORESAID SECTION 17 MEASURED AT RIGHT ANGLES THERETO, AT A POINT 372.80 FEET EAST OF QUARTER CORNER AFORESAID; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF LAND OF SAID HENRY C. CROWELL AND PERRY K. CROWELL, HIS WIFE, 111.33 FEET MORE OR LESS TO A POINT ON THE LINE BETWEEN SECTIONS 8 AND 17 AFORESAID, 411.90 FEET EAST OF QUARTER CORNER OF SAID SECTIONS, SAID POINT BEING ON THE NORTHWESTERLY LINE OF LAND OF HENRY C. CROWELL AND PERRY K. CROWELL, HIS WIFE; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LAND OF SAID HENRY C. CROWELL AND PERRY K. CROWELL HIS WIFE 52.88 FEET TO AN ANGLE IN SAID NORTHWESTERLY LINE WHICH IS 49.50 FEET NORTH MEASURED AT RIGHT ANGLES TO SECTION LINE BETWEEN SAID SECTIONS 8 AND 17 AT POINT WHICH IS 430.50 FEET EAST OF QUARTER CORNER AFORESAID; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LAND OF SAID HENRY C. CROWELL AND PERRY K. CROWELL, HIS WIFE, 337.30 FEET TO A POINT AT TOP OF BLUFF OF LAKE MICHIGAN WHICH POINT IS 148 FEET NORTH MEASURED AT RIGHT ANGLES TO SECTION LINE BETWEEN SAID SECTIONS 8 AND 17 AT A POINT 753.25 FEET EAST OF QUARTER CORNER AFORESAID; THENCE DEFLECTING TO NORTH FROM SAID LAST DESCRIBED LINE EXTENDING EASTERLY 9 DEGREES AND 42 MINUTES; THENCE EASTERLY ALONG SAID

CONTINUED ON NEXT PAGE

# UNOFFICIAL COPY

DEFLECTING LINE 157 FEET MORE OR LESS TO THE SHORE LINE OF LAKE MICHIGAN; THENCE FROM SUCH POINT OF INTERSECTION BACKWARDS ALONG THE LAST DESCRIBED LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR CONSTRUCTING, REPAIRING, MAINTAINING, USING AND ENJOYING A ROADWAY, AS CREATED BY DECLARATION DATED NOVEMBER 22, 1954, AND RECORDED DECEMBER 9, 1954 AS DOCUMENT 16094497 BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 33982 AND LYNN A. WILLIAMS AND DORA D. WILLIAMS, HIS WIFE AND AS SHOWN ON PLAT OF LAKESIDE SUBDIVISION RECORDED AS DOCUMENT 16041386 FOR THE BENEFIT OF PARCEL 1, OVER PARTS OF LOTS 6 AND 7 OF LAKESIDE SUBDIVISION AFORESAID AND OVER THE AREA DESIGNATED "PRIVATE EASEMENT FOR INGRESS, EGRESS AND UTILITIES" ON SAID PLAT OF LAKESIDE SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office