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WARRANTY DEED IN TRUST

Doc#: 0508949346
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 03/30/2005 04:09 PM Pg: 1 of 2

THE GRANTOR RYAL DEVELOPMENT, INC., an Illinois corporation, 19 North Greeley, Palatine, Illinois 60067, County of Cook, State of Illinois for and in consideration of TEN DOLLARS, in hand paid, conveys and warrants to: KIM S. ADAMS and KATHLEEN M. ADAMS, as Co-Trustees under the 215 SOUTH BOTHWELL TRUST dated March 21, 2005, 215 South Bothwell, Palatine, Illinois 60067, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

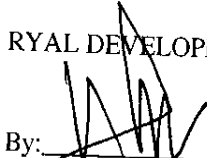
Lot 3 in Block 23 in Arthur T. McIntosh and Company's Plum Grove Road Development, being a Subdivision of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian (also that part of Section 22, Township 42 North, Range 10 East of the Third Principal Meridian (also that part of Section 22, Township 42 North, Range 10 East of the third Principal Meridian, commencing at the center of said Section 22, running thence North 9 chains and 72 links; thence East 19 chains 70 links; thence South 19 chains 66 links; thence West 19 chains 70 links; thence North 9 chains 93 links to the place of beginning; also the North 30 acres of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Subject only to: general real estate taxes not yet due and payable at the time of closing; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property; and the terms and conditions of the attached addendum.

Permanent Real Estate Index Numbers: 02-22-222-003-000
Address of Real Estate: 215 South Bothwell, Palatine, Illinois 60067

RYAL DEVELOPMENT, INC.

DATED: March 18, 2005.

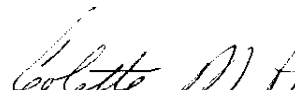
By: 
Warren Johnson, President

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 RYAL DEVELOPMENT, INC., an Illinois corporation by its President, WARREN JOHNSON personally known to me to be the 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 March 18, 2005.

Commission expires _____ 20 _____


Notary Public



This instrument was prepared by Pinderski & Pinderski, Ltd., 115 West Colfax, Palatine, IL 60067

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Addendum to Warranty Deed in Trust

Full power and authority are hereby granted to said trustee(s) to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises 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 said trustee; to donate, to dedicate, to 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 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 property, 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 premises or any part thereof; and to deal with said property 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(s) 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(s), 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 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(s), or be obliged or privileged to inquire into any of the 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 the delivery thereof 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 in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; c) that said trustee(s) 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 and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning 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 earning, avails and proceeds thereof as aforesaid. And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

Mail To:

Carl Mattes
234 North Plum Grove Ave.
Palatine, IL 60067


Send Tax Bills to:

Kim Adams & Kathleen Adams
215 South Bothwell
Palatine, IL 60067

RA

STATE TAX

STATE OF ILLINOIS



MAR. 24. 05

COOK COUNTY


0000016096

REAL ESTATE TRANSFER TAX
00247.00
FP 35 1023

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAR. 24. 05

REVENUE STAMP

0000016413

REAL ESTATE TRANSFER TAX
00123.50
FP 35 1014