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Doc#: 0615045047 Fee: \$36.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/30/2006 10:00 AM Pg: 1 of 7

## WARRANTY DEED

(Individual to Trust)

THE GRANTOR, ALICE BLUM, a married woman, of 207 Dickens Road, Northfield, Cook County, Illinois 60093, for and in consideration of TEN and NO/100 DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to LAWRENCE J. BLUM, of 1746 Venezia Court, Naples, Florida 34105, as Trustee under a Trust Agreement dated May 22, 2006, known as the ALICE BLUM TRUST, and unto all and every successor or successors in trust under said Trust Agreement hereinafter referred to as the "Trustee"), all interest in the below described real estate in the County of Cook and State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

SUBJECT ONLY TO the following, if any: Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2005 and subsequent years.

Permanent Real Estate Index Number: 0424412043

Address of Real Estate: 207 Dickens Road, Northfield, Cook County, Illinois 60093

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 Agreement set forth:

The Trustee shall have full power and authority to sell at public or private sale, contract to sell, grant options to purchase, convey, exchange, divide, partition, transfer and otherwise deal with any property for such price and upon such terms as the Trustee deems advisable; to cause any property to be held or registered in the Trustee's name individually, in the name of a nominee or in such other form as the Trustee deems best, in each case without disclosing the trust relationship and without retaining possession and control of any securities or other property so held or registered; to make leases and subleases and grant options to lease for

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any period of time, though commencing in the future or extending beyond the duration of a trust; to operate, maintain, improve, rehabilitate, alter, demolish, abandon, release or dedicate any real property; to develop or subdivide real property, grant easements and take any other action with respect to real property that an individual owner could take; to borrow money from any lender, including the Trustee individually, to extend or renew any existing indebtedness and to mortgage, pledge or otherwise encumber any property; to employ and compensate separately lawyers, accountants, brokers, investment advisors and other agents, and to delegate to them such powers as the Trustee deems advisable; to take any action that an individual owner of property could take to conserve or realize upon the value of such property (including any property subject to foreclosure or reorganization); to divide or distribute any property in undivided interests or in kind, or partly in cash and partly in kind; to value property so divided or distributed; to sell any property in order to make division or distribution; to assign any property in kind, or any undivided interest in property, to a trust and to make joint investments on behalf of any two or more trusts; to execute contracts, notes, conveyances and other instruments, whether or not containing covenants and warranties binding upon and creating a charge against a trust or excluding personal liability; and to perform other acts necessary or appropriate for the proper administration of a trust, execute and deliver necessary instruments and give full receipts and discharges.


No person dealing with the Trustee shall be under any obligation to see to the application of any money paid to the Trustee or to inquire into the validity or propriety of any act of the Trustee or into any of the provisions of the Trust Agreement. Any person dealing with the Trustee may assume that the trust is in full force and effect. Legal title to the property of the trust shall be and remain vested in the Trustee from time to time acting without any transfer by or to any retiring or incoming Trustee.

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 on execution or otherwise.

DATED this 22 day of may, 2006.

  
\_\_\_\_\_  
Alice Blum

The Grantor's spouse, Lawrence J. Blum, hereby signs this deed for the sole purpose of waiving and releasing any and all right or benefit he may have under and by virtue of any and all statutes of the State of Florida or the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

  
\_\_\_\_\_  
Lawrence J. Blum

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that the Grantor, ALICE BLUM, and the Grantor's spouse, LAWRENCE J. BLUM, personally known to me to be the same persons

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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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22<sup>nd</sup> day of May, 2006.



*Jordan A. Klein*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by Jordan A. Klein, Sidley Austin LLP, One South Dearborn Street, Chicago, Illinois 60603.

MAIL TO:  
Jordan A. Klein  
Sidley Austin LLP  
One South Dearborn Street  
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:  
Lawrence J. Blum, Trustee  
1746 Venezia Court  
Naples, Florida 34105



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PARCEL 1: THAT PART OF THE FOLLOWING TRACT, NAMELY, THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE SOUTH 239 FEET OF THE NORTH 455 FEET OF THE EAST 205 FEET. PARCEL 2: "A": EASEMENT FOR THE BENEFIT OF PARCEL 1, AS RESERVED IN THE DEED FROM MODERN SUBURBAN HOMES, INC., A CORPORATION OF ILLINOIS, TO CHARLES V. BECKER AND PAULINE H. BECKER, HIS WIFE, DATED APRIL 28, 1956 RECORDED JULY 9, 1956 AS DOCUMENT NO. 16632549 AND GRANTED IN THE DEED FROM MODERN SUBURBAN HOMES, INC., A CORPORATION OF ILLINOIS, TO JAMES ROBERT WILSON AND FRANCES BRINKMAN WILSON, HIS WIFE, DATED NOVEMBER 18, 1957 AND RECORDED DECEMBER 5, 1957 AS DOCUMENT NO. 17082301 FOR INGRESS AND EGRESS OVER THE SOUTH 10 FEET (EXCEPT THE WEST 33 FEET THEREOF) OF THAT PART OF THE FOLLOWING TRACT, NAMELY: THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 205 FEET WEST OF THE NORTH EAST CORNER THEREOF AND RUNNING THENCE WEST ALONG SAID NORTH LINE 255.54 FEET TO THE CENTER LINE OF DICKENS ROAD, A PRIVATE ROAD, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE 150 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG A CURVED LINE HAVING A RADIUS OF 2864.82 FEET, CONVEX EASTERLY 20.5 FEET TO ITS INTERSECTION WITH A LINE 170.5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE EAST PARALLEL WITH SAID NORTH LINE 255.61 FEET TO A POINT 205 FEET WEST OF THE EAST LINE OF SAID TRACT AND THENCE NORTH PARALLEL WITH SAID EAST LINE 170.5 FEET TO THE PLACE OF BEGINNING. "B": EASEMENT FOR THE BENEFIT OF PARCEL 1, AS RESERVED IN THE DEED FROM MODERN SUBURBAN HOMES, INC., A CORPORATION OF ILLINOIS, TO HARRY S. PARKER AND MARY JANE PARKER, HIS WIFE, DATED APRIL 27, 1955 AND RECORDED MAY 3, 1955 AS DOCUMENT NO. 16223338 AND GRANTED IN THE DEED FROM MODERN SUBURBAN HOMES, INC., A CORPORATION OF ILLINOIS, TO JAMES ROBERT WILSON AND FRANCES BRINKMAN WILSON, HIS WIFE, DATED NOVEMBER 18, 1957 AND RECORDED DECEMBER 5, 1957 AS DOCUMENT NO. 17082301 FOR INGRESS AND EGRESS OVER THE NORTH 10 FEET (EXCEPT THE WEST 33 FEET THEREOF) OF THAT PART OF THE FOLLOWING TRACT, NAMELY, THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 AND WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 170.5 FEET SOUTH OF THE NORTH LINE AND 205 FEET WEST OF THE EAST LINE OF SAID TRACT AND RUNNING THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT, 255.61 FEET TO THE CENTER LINE OF DICKENS ROAD A PRIVATE ROAD, THENCE SOUTHERLY ALONG A CURVED LINE HAVING A RADIUS OF 2864.82 FEET, CONVEX EASTERLY 169.65 FEET, AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE 340 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE EAST PARALLEL WITH SAID NORTH LINE 261.84 FEET TO A POINT 205 FEET WEST OF THE EAST LINE OF SAID TRACT, AND THENCE NORTH PARALLEL WITH SAID EAST LINE 169.5 FEET TO THE PLACE OF BEGINNING. "C": EASEMENT FOR THE BENEFIT OF PARCEL 1, AS GRANTED IN THE DEED FROM MODERN SUBURBAN HOMES, INC. A CORPORATION OF ILLINOIS, TO JAMES ROBERT WILSON AND FRANCES BRINKMAN WILSON, HIS WIFE, DATED NOVEMBER 18, 1957 AND RECORDED DECEMBER 5, 1957 AS DOCUMENT NO. 17082301 AND INGRESS AND EGRESS OVER THE FOLLOWING TRACT, NAMELY: THE WEST 30 FEET OF THE SOUTH 58 FEET OF THE NORTH 216 FEET OF THE EAST 205 FEET OF THE FOLLOWING TRACT, NAMELY, THE EAST 2/3 OF THE WEST 3/4 OF THE

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SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS PARCEL 3"A": EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER PRIVATE ROAD, AS GRANTED BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 24, 1950 AND KNOWN AS TRUST NUMBER 34573, IN GRANT OF EASEMENT DATED MARCH 17, 1955 AND RECORDED APRIL 12, 1955 AS DOCUMENT NUMBER 16201888, OVER AND UPON THE FOLLOWING DESCRIBED LAND: THE EAST 33 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PART OF THE FOLLOWING TRACT IN EAST 2/3 OF WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF SAID TRACT, THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 366.0 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID TRACT 150.0 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX EASTERLY HAVING A RADIUS OF 2864.82 FEET A DISTANCE OF 110.17 FEET AS MEASURED ALONG THE CHORD TO A POINT IN A LINE 260 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 363.8 FEET EAST OF ITS INTERSECTION WITH THE WEST LINE OF SAID TRACT; THENCE WEST ALONG SAID PARALLEL LINE 363.8 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 260 FEET TO THE POINT OF BEGINNING. PARCEL 3"B": EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER PRIVATE ROAD, AS RESERVED IN THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1952 AND KNOWN AS TRUST NUMBER 35825 TO MODERN SUBURBAN HOMES, INC., A CORPORATION OF ILLINOIS, DATED FEBRUARY 16, 1955 AND RECORDED FEBRUARY 18, 1955 AS DOCUMENT NUMBER 16153877, OVER AND UPON THE FOLLOWING DESCRIBED LAND: THE WEST 33 FEET OF THE FOLLOWING DESCRIBED PROPERTY: ALL THAT PART OF FOLLOWING TRACT IN EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: ALL THAT PART OF THE FOLLOWING TRACT IN EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 170.5 FEET SOUTH OF THE NORTH LINE AND 205 FEET WEST OF THE EAST LINE OF SAID TRACT AND RUNNING THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT 255.61 FEET TO THE CENTER LINE OF DICKENS ROAD A PRIVATE ROAD; THENCE SOUTHERLY ALONG A CURVED LINE HAVING A RADIUS OF 2864.82 FEET CONVEX EASTERLY 169.56 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE 340 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE EAST PARALLEL WITH SAID NORTH LINE 261.84 FEET TO A POINT 205 FEET WEST OF EAST LINE OF SAID TRACT AND THENCE NORTH PARALLEL WITH SAID EAST LINE 169.5 FEET TO POINT OF BEGINNING. PARCEL 3"C": EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE ROAD FOR THE BENEFIT OF PARCEL 1, AS RESERVED IN THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1952 AND KNOWN AS TRUST NUMBER 35825 TO MODERN SUBURBAN HOMES, INC., A CORPORATION OF ILLINOIS, DATED FEBRUARY 16, 1955 AS DOCUMENT NUMBER 16153877, OVER AND UPON THE FOLLOWING DESCRIBED LAND: THE WEST 33 FEET OF THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE FOLLOWING TRACT IN EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID TRACT 205 FEET WEST OF THE NORTH EAST CORNER THEREOF AND RUNNING THENCE WEST

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ALONG SAID NORTH LINE 255.54 FEET TO THE CENTER LINE OF DICKENS ROAD, A PRIVATE ROAD; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE 150 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVED LINE HAVING A RADIUS OF 2864.82 FEET CONVEX EASTERLY 20.5 FEET TO ITS INTERSECTION WITH A LINE 170.5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE EAST PARALLEL WITH SAID NORTH LINE 255.61 FEET TO A POINT 205 FEET WEST OF THE EAST LINE OF SAID TRACT AND THENCE NORTH PARALLEL WITH SAID EAST LINE 170.5 FEET TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

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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.

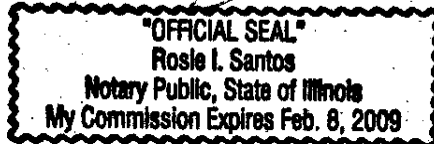
Dated \_\_\_\_\_, 2006

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said Grantor

this 25 day of May, 2006  
Notary Public Rosie I. Santos



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.

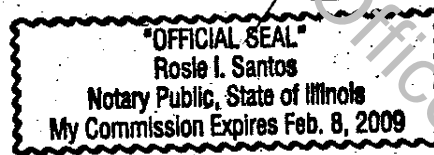
Dated \_\_\_\_\_, 2006

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said Grantor

this 25 day of May, 2006  
Notary Public Rosie I. Santos



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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)