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LEGAL FORMS

No. 1990-REC  
May 1996



09043382

## DEED IN TRUST (ILLINOIS)

09043382

8851/0044 52 001 Page 1 of 4  
1999-11-05 10:22:26  
Cook County Recorder 27.50

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, RICHARD J. KASPER AND PATRICIA A. KASPER, HIS WIFE, of the County of COOK and State of ILLINOIS for and in consideration of TEN DOLLARS (\$10.00)

Above Space for Recorder's use only

                     DOLLARS, and other good and valuable considerations in hand paid, Convey                      and (WARRANT                     /QUIT CLAIM                     )\* unto Richard J. Kasper and Patricia A. Kasper, co-trustees of the Richard J. Kasper Trust Agreement dated September 16, 1999 645 Dogleg Lane, Bartlett, IL 60103

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 16th day of September, 19 99,

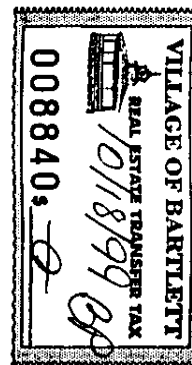
~~and known as Trust Number XXXXXXXXXXXX~~ (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement the following described real estate in the County

of COOK and State of Illinois, to wit: SEE ATTACHED LEGAL DESCRIPTION

Exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

Permanent Real Estate Index Number(s): 06-29-404-007-0000 Vol.061

Address(es) of real estate: 645 Dogleg Lane, Bartlett, IL 60103



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

Full power and authority are hereby granted to said trustee 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 98 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.

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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 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 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 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 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.

If the title to any of the 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.

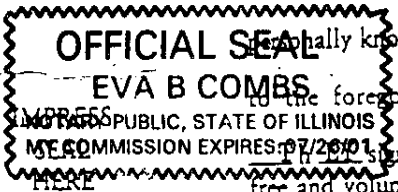
And the said grantor S hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have \_\_\_\_\_ hereunto set their hands \_\_\_\_\_ and seals  
this 15 day of October, 1999

Richard J. Kasper (SEAL) Patricia A. Kasper (SEAL)  
RICHARD J. KASPER PATRICIA A. KASPER

State of Illinois, County of Cook ss.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

RICHARD J. KASPER AND PATRICIA A. KASPER, HIS WIFE



personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEIR 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 15<sup>th</sup> day of October, 1999  
Commission expires \_\_\_\_\_ 19 \_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by COMBS, LTD. EVA B. COMBS 2300 N. Barrington Road, #400, Hoffman Estates, IL 60195 (Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: {  
Eva B. Combs (Name)  
2300 N. Barrington Road #400 (Address)  
Hoffman Estates, IL 60195 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Mr. and Mrs. Richard Kasper (Name)  
645 Dogleg Lane (Address)  
Bartlett, IL 60103 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

Lot 63 in Bartlett on the Greens Subdivision, and P.U.D. Plat of Phase One, being a subdivision of part of the Northeast Quarter and part of the Southeast Quarter of Section 29, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded January 8, 1988 as document 88010837 in Cook County, Illinois.

### PARCEL 2:

NONEXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY AGREEMENT DATED NOVEMBER 5, 1987 AND RECORDED DECEMBER 3, 1987 AS DOCUMENT 87640493 FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PARCEL OF LAND:  
THAT PART OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 29, THENCE SOUTH 87 DEGREES 40 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH EAST 1/4 OF SAID SECTION 29, A DISTANCE OF 129.36 FEET; THENCE NORTH 19 DEGREES 38 MINUTES 58 SECONDS WEST 295.13 FEET; THENCE NORTH 4 DEGREES 08 MINUTES 58 SECONDS WEST 143.95 FEET; THENCE NORTH 35 DEGREES 40 MINUTES 06 SECONDS WEST 103.91 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS WEST 241.97 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44 DEGREES 10 MINUTES 28 SECONDS WEST 394.85 FEET; THENCE NORTHERLY 506.21 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONVEX WESTERLY HAVING A RADIUS OF 500.00 FEET AND WHOSE CHORD BEARS NORTH 15 DEGREES 10 MINUTES 15 SECONDS WEST, A DISTANCE OF 484.86 FEET; THENCE NORTH 13 DEGREES 49 MINUTES 58 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 933.55 FEET, THENCE NORTH 56 DEGREES 50 MINUTES 08 SECONDS EAST 19.01 FEET TO A POINT ON THE SOUTHERLY LINE OF U.S. ROUTE 20 (LAKE STREET); THENCE WESTERLY 109.09 FEET ALONG THE LAST MENTIONED SOUTHERLY LINE, BEING THE ARC OF A CIRCLE, CONVEX SOUTHERLY HAVING A RADIUS OF 2,253.87 FEET AND WHOSE CHORD BEARS NORTH 78 DEGREES 56 MINUTES 24 SECONDS WEST, A DISTANCE OF 109.08 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 03 SECONDS EAST 41.77 FEET; THENCE SOUTH 13 DEGREES 49 MINUTES 58 SECONDS WEST 913.11 FEET; THENCE SOUTHERLY 573.03 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONVEX WESTERLY HAVING A RADIUS OF 566.00 FEET AND WHOSE CHORD BEARS SOUTH 15 DEGREES 10 MINUTES 15 SECONDS EAST, A DISTANCE OF 548.87 FEET, THENCE SOUTH 44 DEGREES 10 MINUTES 28 SECONDS EAST 446.78 FEET; THENCE NORTH 45 DEGREES 49 MINUTES 32 SECONDS EAST 66.00 FEET; THENCE NORTH 44 DEGREES 10 MINUTES 28 SECONDS WEST 51.33 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 645 Dogleg Lane Bartlett, Illinois  
TAX I.D. NUMBER: 06-29-404 007 0000 VOL. 61

### SUBJECT TO:

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) ~~all taxes and assessments for all improvements on the land~~
- (3) plat of subdivision affecting the Residence;
- (4) the Declarations of Covenants, Conditions, Restrictions and Easements for Bartlett on the Greens Homeowners Association recorded December 3, 1987 as Document 87640492 including all amendments and exhibits thereto;
- (5) public, private and utility easements;
- (6) covenants, conditions and restrictions of record;
- (7) applicable zoning, planned unit development and building laws, ordinances and restrictions as from time to time amended;
- (8) roads and highways, if any;
- (9) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Sellers shall so remove at that time by using the funds to be paid upon delivery of the Deed;
- (10) matters over which Escrowee is willing to insure;
- (11) acts done or suffered by the Purchaser.

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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 10-15, 1999

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 15 day of October, 1999  
Notary Public [Signature]



The Grantee 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 and hold title to real estate under the laws of the State of Illinois.

Dated 10/15, 1999

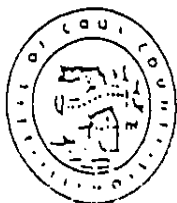
Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 15 day of October, 1999  
Notary Public [Signature]



NOTE: Any person who knowingly makes a false statement concerning the identity of a grantor or grantee guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach 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.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS