

UNOFFICIAL COPY 09113398

7273/0122 45 001 Page 1 of 5
1999-11-29 11:44:17
Cook County Recorder 29.00

D E E D I N T R U S T

7846113-9081146

The Grantor, LEO M. FLANAGAN, JR., as Trustee under Trust Agreement dated December 31, 1997, and known as WOODLAND MEADOWS TRUST NUMBER ONE, party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration receipt of which is hereby acknowledged, **convey and quitclaim** to R. Grieg Pederson and Marie R. Pederson, as Trustees or Successor Trustees of the R. Grieg Pederson and Marie R. Pederson Declaration of Trust dated December 12, 1997, 684 Matthew Lane, Carol Stream, Illinois, hereinafter known as trustee, 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

Permanent Index Number: 06-17-200-029
(Affects Property in Question and Other Property)

Property address: 135 Deer Run Lane, Elgin, Illinois 60120

situated in the County of Kane, State of Illinois, hereby expressly releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

This deed is specifically subject to real estate taxes not yet due; covenants, conditions and restrictions of record; building, building line and use and occupancy restrictions; easements for public utilities. THE SUBJECT PREMISES ARE NOT HOMESTEAD PROPERTY FOR ANY OF GRANTORS.

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.

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, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property

BOX 333-CTF

UNOFFICIAL COPY

091223398

Property of Cook County Clerk's Office

COOK COUNTY
CLERK
NOV 24 1999



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT. OF
REVENUE

NOV 24 '99

P.B. 10776

150.50

326007

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP
P.B. 11427

NOV 24 '99



150.75

UNOFFICIAL COPY

09113398

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 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 a 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, assign any right, title or interest in or about said 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 consideration 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 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 obliged to inquire into the necessity or expediency of any act of the 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 the 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, her or their predecessor in trust.

UNOFFICIAL COPY 09113398

The interest of each and every beneficiary hereunder and of all persons claiming under 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.

DATED: November 15, 1999

[Handwritten signature]

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in, and for the County of Kane, State of Illinois, do hereby certify that, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this date in person and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of Homestead.

Given under my hand and seal this date: November 15, 1999.

Katherine T. Pfaffinger
Notary Public



MAIL TO:
HENRY F. JAMES, JR.
ATTORNEY AT LAW
South Barrington Office Centre
33 West Higgins Road, Suite 4090
South Barrington, Illinois 60010

THIS INSTRUMENT PREPARED BY:
~~PLEASE RECORD AND RETURN TO:~~
John J. Brittain
85 Market Street
Elgin, IL 60123
847/742-6100

SEND SUBSEQUENT TAX BILLS TO:
Pederson Trust
135 Deer Run Lane
Elgin, IL 60120

UNOFFICIAL COPY

LEGAL DESCRIPTION

09113398

Parcel 1: The Southeasterly 35.0 feet of Lot 4 of Woodland Meadows Subdivision, being a subdivision of part of the Northeast Quarter of Section 17, Township 41 North, Range 9 East of the Third Principal Meridian according to the Plat thereof recorded May 17, 1999 as Document No. 99475658, in the City of Elgin, Cook County, Illinois.

Parcel 2: Non-exclusive easement over and upon Lot 9 of Woodland Meadows for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Easements and Restrictions for Woodland Meadows Townhomes recorded May 19, 1999 as Document No. 99483436 and created by Deed recorded _____ as Document _____, for purposes of ingress and egress.

Commonly known as 135 Deer Run Lane, Elgin, Illinois 60120

Property of Cook County Clerk's Office