

UNOFFICIAL COPY

DEED IN TRUST



THE GRANTOR, DEBRA K. HOPKINS, a married woman, of the Township of St. Charles, County of Kane and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto

Doc#: 1009739072 Fee: \$48.25
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/07/2010 03:07 PM Pg: 1 of 6

DEBRA K. HOPKINS
4W749 Old Farm Road
St. Charles, IL 60175

as Trustee under the provisions of a Trust Agreement dated the 20th day of May, 1996, and known as the Debra K. Hopkins Trust No. 1 (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:

As to an undivided one-half interest in and to:

PARCEL 1:

THAT PART OF LOT 8 OF THE COUNTY CLERK'S SUBDIVISION OF UNSUBDIVIDED LOTS IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 8 WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 19; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 19, A DISTANCE OF 671.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 150.0 FEET, THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF THE SOUTH EAST 1/4 OF SECTION 18 AS AFORESAID, A DISTANCE OF 150.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE 19, A DISTANCE OF 150.0 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 18, A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE CITY OF ELGIN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF A PARCEL OF LAND CONVEYED BY DEED RECORDED MARCH 30, 1965, AS DOCUMENT NUMBER 19420433, IN COOK COUNTY, ILLINOIS; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE EXTENDED EASTERLY OF THE SOUTH WEST 1/4 OF SAID SECTION 18, A DISTANCE OF 59.52 FEET; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 65 DEGREES 42 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 561.67 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE EXTENDED EASTERLY OF THE SOUTH WEST 1/4 OF SAID SECTION 18, A DISTANCE OF 228.0 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE EXTENDED SOUTHERLY OF A PARCEL

S	ye
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S	/
M	ye
SC	ye
E	NO
INT	ye

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OF LAND CONVEYED BY DOCUMENT NUMBER 19420433, AS AFORESAID, A DISTANCE OF 492.35 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG AN EXTENSION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 377.80 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 19; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT (THE CHORD OF SAID CURVE FORMS AN ANGLE OF 68 DEGREES 51 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE), A DISTANCE OF 194.65 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 383.35 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND CONVEYED BY DOCUMENT NUMBER 19420433 AS AFORESAID; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, A DISTANCE OF 590.0 FEET TO THE SOUTH EAST CORNER OF SAID LAND CONVEYED BY DOCUMENT NUMBER 19420433, THENCE EASTERLY PARALLEL WITH THE SOUTH LINE EXTENDED EASTERLY OF THE SOUTH WEST 1/4 OF SECTION 18 AS AFORESAID, A DISTANCE OF 59.52 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 65 DEGREES 42 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 2.34 FEET; THENCE EASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 63 DEGREES 33 MINUTES 53 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 477.48 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE CITY OF ELGIN, HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 06-18-401-015 and 06-18-401-023

Property Address: 1045 East Chicago Street, Elgin, IL 60120



Exempt under provisions of Paragraph (e), 35 ILCS 200/31-45, Property Tax Code.

11/13/10
Date

[Signature]
Buyer, Seller or Representative

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 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 presenti 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 99 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 trust conveyance of other instrument was executed in accordance with the trusts, conditions and limitations contained in the 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 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 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.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 13th day of JANUARY, 2010.

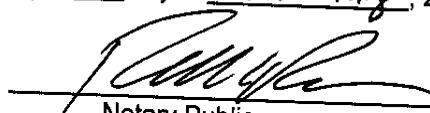

 _____ (SEAL)
 Debra K. Hopkins

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State of Illinois)
) SS
County of Kane)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DEBRA K. HOPKINS**, a married woman, 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, including the release and waiver of the right of homestead.

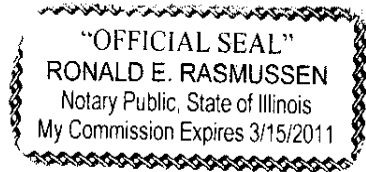
Given under my hand and official seal, this 13th day of JANUARY, 2010.



Notary Public

Prepared by and after
recording mail to:

Ronald E. Rasmussen
2225 Royal Boulevard
Elgin, IL 60123



Send subsequent tax bills to:

Debra K. Hopkins, Trustee
1045 East Chicago Street
Elgin, IL 60120

Property of Cook County Clerk's Office

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RECORDER OF COOK COUNTY PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

DEBRA K. HOPKINS, being duly sworn on oath, state that she resides at 4W749 Ol Farm Road, St. Charles, IL 60175.

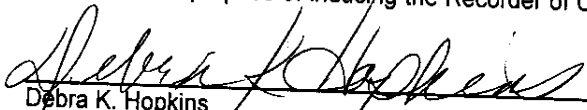
And further states that: (please check the appropriate box)

A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

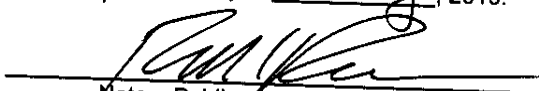
B. That the attached deed is not in violation of 765 205/1(b) for one of the following reasons: (please circle the appropriate number)

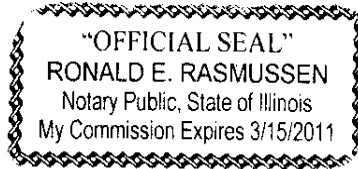
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right-of-way for railroads and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale is of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

AFFIANT further states that she makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.


Debra K. Hopkins

SUBSCRIBED and SWORN to before me this 13th day of JANUARY, 2010.


Notary Public



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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 January 13, 2010

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Ronald E. Rasmussen
This 13th day of January, 2010
Notary Public [Handwritten Signature]



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 title to real estate under the laws of the State of Illinois.

Date January 13, 2010

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Ronald E. Rasmussen
This 13th day of January, 2010
Notary Public [Handwritten Signature]



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.

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