

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTOR, WARREN R. HOPKINS, surviving husband of Caroline K. Hopkins who died on June 19, 1991 and since remarried to Harriet L. Hopkins, of 31 Bridlewood Road, Northbrook, County of Cook, Illinois 60062, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, conveys and warrants unto WARREN R. HOPKINS, of 31 Bridlewood Road, Northbrook, County of Cook, Illinois 60062, not individually, but as trustee



Doc#: 1419850157 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2014 10:34 AM Pg: 1 of 5

(The Above Space For Recorder's Use Only)

of the Declaration of Trust created by the grantor and dated the 1st day of June 1983, and unto any successor or successors in trust under that Declaration of Trust, the following described real estate in the County of Cook and State of Illinois, to-wit:

That part of the W ½ of the SE ¼ of the SW ¼ of Section 11, Township 42 North Range 12, East of the Third Principal Meridian, described as follows:

Measure Southerly from the Northeast corner of SW ¼ of the SE ¼ of the SW ¼ of Section 11, a distance of 328.90' along the East line of said W ½ to the center line of Bridlewood Road, a private road; then measure Westerly a distance of 75.97' on a course making an angle of 80°58'15" measured counter-clockwise from the last described course to a point on the center line of Bridlewood Road being the place of beginning; running thence Northerly a distance of 227.44' along a line parallel to and 75.00' West of the East line of said W ½, thence Westerly a distance of 278.84 feet on a course making an angle of 99°12'30" measured clockwise from the last described course, to the center line of Bridlewood Road, a private road; thence Southerly along the center line of Bridlewood Road a distance of 112.99', said center line making an angle 100°32'45" measured clockwise from the last described course, thence Southerly along the center line of Bridlewood Road, said centerline being a circular arc with a radius of 100 feet whose center is easterly of said arc, a distance of 59.30 feet, said arc being tangent to the last described course; thence Southerly along the center line of Bridlewood Road a distance of 71.44 feet more or less, said center line being tangent to the circular arc last described, to a point on the center line of Bridlewood Road, a private road; thence Easterly along the center line of Bridlewood road a distance of 311.66 feet more or less to the place of beginning; subject to and together with the right of ingress and egress to the private roads known as Bridlewood Road as shown on the Plat of Survey of said Bridlewood Road, recorded March 16, 1967, as document No. 20086541, in Cook County, Illinois and as Bridlewood Road as shown on the Plat of Survey of said Bridlewood Road recorded Aug. 26, 1955 as document No. 16344881 in Cook County, Illinois

UNOFFICIAL COPY

PERMANENT INDEX NO: 04-11-302-026-0000

ADDRESS OF PROPERTY: 31 Bridlewood Road, Northbrook, Illinois 60062

Exempt under the provisions of Cook County transfer tax ordinance.

Date: July 16, 2014 By: Dea Paul G.
Buyer, Seller or Representative

Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act.

Date: July 16, 2014 By: Dea Paul G.
Buyer, Seller or Representative

SUBJECT TO covenants, conditions, and restrictions of record and general real estate taxes for calendar year 2013 and subsequent years;

including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"),

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned Declaration of Trust set forth.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises or any part thereof, to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the premises 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 the premises or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises or any part thereof; to lease the premises 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 the premises 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 appurtenance to the premises or any part thereof; and to deal with the premises 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 the trustee in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed

UNOFFICIAL COPY

or advanced on the premises, to see that the terms of the trust hereby created or of the Declaration of Trust have been complied with or 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 the Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the Declaration of Trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Declaration of Trust or in some amendment thereto and binding upon all beneficiaries thereunder; (c) the 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, the successor or successors in trust shall 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.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the Declaration of Trust shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder.

And the 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 has signed this Deed in Trust on this 16TH day of JULY, 2014.

Warren R. Hopkins
WARREN R. HOPKINS, as Grantor

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, KATHLEEN MCCRUDDEN Notary Public, hereby certify that WARREN R. HOPKINS, personally known to me to be the same person whose names is signed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 16 day of JULY, 2014.

Kate McCrudden
Notary Public

My commission expires 7-2017



This instrument was prepared by
and after recording return to:

Dale Park, Jr., Esq.
Park & Park LLP
1000 Skokie Blvd., Suite 255
Wilmette, IL 60091

Grantee's address for subsequent tax bills:

Warren R. Hopkins, as trustee
31 Bridlewood Road
Northbrook, Illinois 60062

UNOFFICIAL COPY

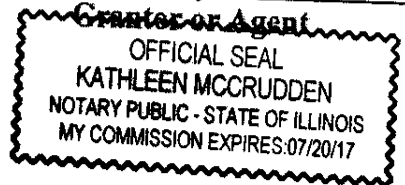
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 July 16, 2014

Signature: *Jac. Paul J.*

Subscribed and sworn to before me
By the said KATHLEEN MCCRUDDEN
This 16 day of JULY, 2014.
Notary Public Kate McCrudden



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 July 16, 2014

Signature: *Jac. Paul J.*

Subscribed and sworn to before me
By the said KATHLEEN MCCRUDDEN
This 16 day of JULY, 2014.
Notary Public Kate McCrudden



Note: Any person who knowingly submits a false statement concerning the identity of 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.)