

# UNOFFICIAL COPY



## DEED IN TRUST - QUIT CLAIM

THIS INDENTURE, WITNESSETH, THAT  
THE GRANTOR, George A. Wray and Theresa Ann

Wray, Husband and Wife as tenants by the entirety

of the County of Cook and  
State of Illinois for and

in consideration of the sum of Ten  Dollars  
(\$ 10.  ) in hand paid, and of other good  
and valuable considerations, receipt of which  
is hereby duly acknowledged, convey and  
**QUIT CLAIM** unto **CHICAGO TITLE LAND**

**TRUST COMPANY** a Corporation of Illinois  
whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust  
Agreement dated 03/27/1998 and known as Trust Number 98-12917, the following  
described real estate situated in Cook, County, Illinois to wit:



15223100170

Doc#: 1522310017 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/11/2015 09:44 AM Pg: 1 of 4

### SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 364 N. Bateman Circle Barrington, IL, 60010

Property Index Numbers 01-06-300-017-0000 & 01-06-300-034-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

**THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.**

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 exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 29 day of June

*Theresa Ann Wray* 2015

Signature

*[Signature]*

Signature

Signature

Signature

STATE OF *Illinois* )  
COUNTY OF *Cook* ) said County, in the State aforesaid, do hereby certify

personally known to me to be the same person(s) whose name(s) are  subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they  signed, sealed and delivered said instrument as a 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 seal this 29<sup>th</sup> day of June, 2015

NOTARY PUBLIC

Prepared By: Eric Younglove  
The Preferred Group mortgage  
1283 W. Spring St  
South Elgin, IL 60177

"OFFICIAL SEAL"  
JOSEPH J. LIM  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 07-26-2016

MAIL TO: CHICAGO TITLE LAND TRUST COMPANY  
10 S. LASALLE STREET, SUITE 2750  
CHICAGO, IL 60603

SEND TAX BILLS TO: George & Theresa Ann Wray  
364 N Bateman Circle  
Barrington Hills, IL  
60010

BOX 334 CTR

*Handwritten notes:*  
SC 1/4  
INT TO GR  
1

LAND TRUST DEPARTMENT LT

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## TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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## Legal Description

PARCEL 1: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID SOUTHWEST 1/4 WHICH IS 1854.06 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 59 DEGREES 55 MINUTES 55 SECONDS WEST 216.62 FEET; THENCE NORTH 66 DEGREES 21 MINUTES 30 SECONDS WEST 238.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 05 MINUTES 30 SECONDS WEST 157.0 FEET; THENCE SOUTH 13 DEGREES 33 MINUTES 40 SECONDS WEST 100.2 FEET; THENCE NORTH 83 DEGREES 28 MINUTES 10 SECONDS WEST 330.18 FEET; THENCE SOUTH 36 DEGREES 11 MINUTES 50 SECONDS WEST 191.43 FEET; THENCE NORTH 76 DEGREES 28 MINUTES WEST 23.0 FEET; THENCE NORTH 13 DEGREES 32 MINUTES EAST 403.2 FEET; THENCE NORTH 73 DEGREES 10 MINUTES EAST 491.6 FEET MORE OR LESS TO A POINT WHICH IS SOUTH 58 DEGREES 52 MINUTES WEST AND 546.5 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 41 DEGREES 26 MINUTES EAST 191.65 FEET; THENCE SOUTH 13 DEGREES 33 MINUTES 40 SECONDS WEST 225.0 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID SOUTHWEST 1/4 WHICH IS 1854.06 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 59 DEGREES 55 MINUTES WEST 216.62 FEET; THENCE NORTH 66 DEGREES 21 MINUTES 30 SECONDS WEST 238.14; THENCE NORTH 76 DEGREES 05 MINUTES 30 SECONDS WEST 157.0 FEET; THENCE SOUTH 13 DEGREES 33 MINUTES 40 SECONDS WEST 100.2 FEET; THENCE NORTH 83 DEGREES 28 MINUTES 10 SECONDS WEST 427.67 FEET; THENCE NORTH 13 DEGREES 32 MINUTES EAST A DISTANCE OF 238.5 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION OF THESE LANDS; THENCE NORTH 8 DEGREES 18 MINUTES 22 SECONDS WEST 87.84 FEET; THENCE NORTH 82 DEGREES 34 MINUTES 40 SECONDS EAST 530.80 FEET; THENCE SOUTH 28 DEGREES 00 MINUTES 10 SECONDS EAST 175.62 FEET; THENCE NORTH 41 DEGREES 26 MINUTES WEST 191.65 FEET TO A POINT 546.5 FEET SOUTH 58 DEGREES 52 MINUTES WEST FROM THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, THENCE SOUTH 73 DEGREES 10 MINUTES WEST, 491.60 FEET TO THE POINT OF BEGINNING.

PARCEL 3: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 101.12 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 51 DEGREES 40 MINUTES 20 SECONDS WEST 777 FEET; THENCE NORTH 13 DEGREES 33 MINUTES 40 SECONDS EAST 118.80 FEET; THENCE NORTH 83 DEGREES 20 MINUTES 10 SECONDS WEST 330.18 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 36 DEGREES 11 MINUTES 50 SECONDS WEST 191.43 FEET, THENCE NORTH 76 DEGREES 28 MINUTES 00 SECONDS WEST 23.0 FEET; THENCE NORTH 13 DEGREES 32 MINUTES 00 SECONDS EAST 164.70 FEET TO A POINT WHICH IS 97.49 FEET NORTH 83 DEGREES 28 MINUTES 10 SECONDS WEST OF THE POINT OF BEGINNING; THENCE SOUTH 83 DEGREES 28 MINUTES 10 SECONDS EAST 97.49 FEET TO THE POINT OF BEGINNING.

ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 01-06-300-017 AFFECTS: PART OF THE PROPERTY  
01-06-300-034 AFFECTS: PART OF THE PROPERTY

Exempt under provisions of Paragraph E, Section 31-45,  
Real Estate Transfer Tax Act.

7/29/2015  
Date

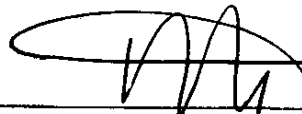
Buyer, Seller or Representative

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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 July 29, 2015

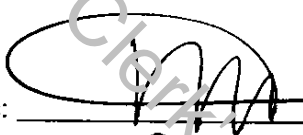
Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 29th, day of July, 2015  
Notary Public Natalie Foster

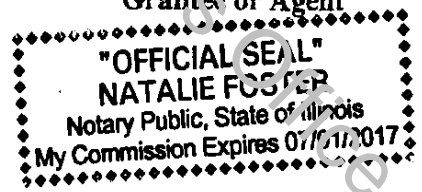


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 29, 2015

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 29, day of July, 2015  
Notary Public Natalie Foster



**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.)

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**