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Trustee's Deed

Doc#: 1636447085 Fee: \$56.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 12/29/2016 12:11 PM Pg: 1 of 5

Dec ID 20161101686508
 ST/CO Stamp 1-954-298-048 ST Tax \$586.50 CO Tax \$293.25

ILLINOIS

Above Space for Recorder's Use Only

This AGREEMENT between the GRANTOR, Robert C. Morgan II, Trustee of the Robert C. Morgan II 1995 Trust, under Declaration of Trust Dated November 16, 1995, of the County of Cook, and the State of Illinois, and GRANTEES, Gavin M. Campbell and Georgia M. Campbell, husband and wife, of 21678 Old Farm Road, Deer Park, Illinois 60010, not as Tenants in Common, and not as Joint Tenants, but rather as Tenants by the Entirety.

WITNESSES: The Grantor in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor, as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY and QUIT CLAIM unto the Grantees in fee simple the following described real estate, situated in the County of Cook, State of Illinois, to wit:

(See Attached Exhibit A for legal description attached here to and made part here of)

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

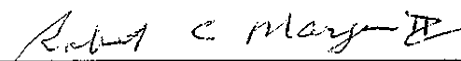
This deed is executed by Robert C. Morgan, II, as Trustee, as aforesaid, in the exercise of the power and authority granted to and vesting in him by the terms of the provisions of said trust above mentioned, and of every power and authority thereunto enabling.

SUBJECT TO: General taxes for 2016 and subsequent years not yet due and payable; building lines and easements, if any; terms, covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 01-04-100-021-0000

Address of Real Estate: 280 Donlea Road, Barrington Hills, Illinois 60010

The date of this deed of conveyance is 12/20, 2016.


 Robert C. Morgan II, Trustee of the Robert
 C. Morgan II 1995 Trust, under Declaration
 of Trust Dated November 16, 1995

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EXHIBIT "A"

280 DONLEA ROAD, BARRINGTON HILLS, ILLINOIS 60010
PIN: 01-04-100-021-0000)

PARCEL 1: THE SOUTH 590.0 FEET OF THAT PART OF THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 9.20 FEET EAST OF THE EAST LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/4 AS MEASURED ON THE NORTH LINE OF THE SOUTH 52 RODS OF THE WEST 1/2 OF SAID NORTH WEST 1/4 EXTENDED EAST, SAID POINT BEING THE SOUTH WEST CORNER OF BARRINGTON DONLEA SUBDIVISION A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 17133235 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 52 RODS 966.59 FEET TO THE POINT OF BEGINNING: THENCE NORTH AND PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/4 590 FEET: THENCE ON A 39 DEGREES 48 MINUTES 18 SECONDS ANGLE TO THE RIGHT OF THE LAST DESCRIBED COURSE 159.63 FEET: THENCE NORTH 1 DEGREES 10 MINUTES 30 SECONDS WEST 278.57 FEET: THENCE WEST AND PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/4 464.68 FEET TO A POINT ON THE WEST LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/4 995 FEET SOUTH OF THE NORTH WEST CORNER OF SAID WEST 1/2 AS MEASURED ON THE WEST LINE THEREOF: THENCE SOUTH ALONG THE WEST LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/4 9.88.95 FEET TO THE NORTH WEST CORNER OF THE SOUTH 52 RODS OF SAID WEST 1/2: THENCE EAST ALONG THE NORTH LINE OF THE SAID 52 RODS, 370.70 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, ALSO:

PARCEL 2: (A) EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INSTRUMENT BY AND BETWEEN GEORGE E. RUTLEDGE, TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 27, 1940, AND KNOWN AS TRUST NUMBER 1, AND INDIVIDUALLY AND GERTRUDE F. RUTLEDGE HIS WIFE AND ADELBERT C. BAUR, JR. AND HELEN M. BAUR, HIS WIFE, DATED JULY 25, 1962 AND RECORDED AUGUST 6, 1962 AS DOCUMENT 18564426 FOR PRIVATE ROAD OVER THE FOLLOWING DESCRIBED PROPERTY: A 20 FEET STRIP OF LAND THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 9.20 FEET EAST OF THE EAST LINE OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MEASURED ON THE NORTH LINE OF THE SOUTH 52 RODS OF THE WEST 1/2 OF SAID NORTH WEST 1/4 EXTENDED EAST, SAID POINT ALSO BEING THE SOUTH WEST CORNER OF BARRINGTON DONLEA SUBDIVISION, A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 17133235 AND RUNNING THENCE NORTHWESTERLY ON A 41 DEGREES 42 MINUTES 17 SECONDS ANGLE TO THE RIGHT AS MEASURED FROM WEST TO NORTH OF THE NORTH LINE OF THE SOUTH 52 RODS 175.9 FEET: THENCE ON A 40 DEGREES ANGLE TO THE LEFT OF THE LAST DESCRIBED COURSE 167 FEET: THENCE ON A 19 DEGREES 1 MINUTES ANGLE OF THE RIGHT OF THE LAST DESCRIBED COURSE 279.2 FEET: THENCE ON A 25 DEGREES 30 MINUTES ANGLE TO THE LEFT OF THE LAST DESCRIBED COURSE 315 FEET: THENCE ON A 15 DEGREES ANGLE TO THE RIGHT OF THE LAST DESCRIBED COURSE 100 FEET MORE OR LESS TO THE EAST LINE OF PARCEL 1 AND CONTINUING SAID COURSE TILL THE NORTH LINE OF SAID 20 FEET EASEMENT INTERSECTS THENCE EAST LINE OF PARCEL 1 (EXCEPT THAT PART FALLING IN PARCEL 1) ALL IN COOK COUNTY, ILLINOIS.

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(B) EASEMENT CREATED BY THE AFORESAID INSTRUMENT RECORDED AS DOCUMENT 18564426 FOR BENEFIT OF PARCEL 1 AFORESAID FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, RENEWING AND REMOVING UNDERGROUND CONDUITS OR PIPES, INCLUDING THOSE FOR ELECTRICITY, GAS, TELEPHONE AND WATER, THROUGH, UNDER AND ACROSS THE SOUTH 6 FEET OF PREMISES DESCRIBED AS FOLLOWS: THAT PART OF THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 9.20 FEET EAST OF THE EAST LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/4 AS MEASURED ON THE NORTH LINE OF THE SOUTH 52 RODS OF THE WEST 1/2 OF THE SAID NORTH WEST 1/4 EXTENDED EAST SAID POINT ALSO BEING THE SOUTH WEST CORNER OF BARRINGTON DONLEA SUBDIVISION, A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 17133235, AND RUNNING THENCE NORTHERLY ALONG WEST LINE OF BARRINGTON DONLEA SUBDIVISION, 588.07 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/4, 329.40 FEET TO A POINT ON THE CENTER LINE OF A PRIVATE ROAD; THENCE NORTH 39 DEGREES, 16 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 76.20 FEET; THENCE CONTINUING NORTH 23 DEGREES 34 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 80.90 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/2, 618.71 FEET; THENCE NORTH 1 DEGREE 10 MINUTES 30 SECONDS WEST, 278.57 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF THE NORTH WEST 1/4, 464.68 FEET TO POINT ON THE WEST LINE OF THE WEST 1/2 OF THE NORTH WEST 1/4, 995.0 FEET SOUTH OF THE NORTH WEST CORNER OF SAID WEST 1/2, AS MEASURED ON THE WEST LINE THEREOF; THENCE SOUTH ALONG THE WEST LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/4, 988.95 FEET, TO THE NORTH WEST CORNER OF THE SOUTH 52 RODS OF SAID WEST 1/2; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 52 RODS, 1,337.29 FEET TO THE PLACE OF BEGINNING; EXCEPTING THE PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWING: COMMENCING AT A POINT 9.20 FEET EAST OF THE EAST LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/4 AS MEASURED ON THE NORTH LINE OF THE SOUTH 52 RODS OF THE WEST 1/2 OF SAID NORTH WEST 1/4 EXTENDED EAST, SAID POINT BEING ALSO THE SOUTH WEST 1/4 CORNER OF BARRINGTON DONLEA SUBDIVISION, A SUBDIVISION OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 17133235, AND RUNNING THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 52 RODS, 966.59 FEET TO THE PLACE OF BEGINNING; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE SAID NORTH WEST 1/4, 590.0 FEET; THENCE ON A 39 DEGREES 48 MINUTE 18 SECOND ANGLE TO RIGHT OF THE LAST DESCRIBED COURSE, 159.63 FEET; THENCE NORTH 1 DEGREE 10 MINUTES 30 SECONDS WEST, 278.57; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/4, 464.68 FEET TO A POINT ON THE WEST LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/4, 995.0 FEET SOUTH OF THE NORTH WEST CORNER OF SAID WEST, AS MEASURED ON THE WEST LINE THEREOF; THENCE SOUTH ALONG THE WEST LINE OF THE WEST 1/2 OF SAID NORTH WEST 1/4, 998.95 FEET TO THE NORTH WEST CORNER OF THE SOUTH 52 RODS OF SAID WEST 1/2, THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 52 RODS, 370.70 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

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State of Illinois

} SS.

County of Lake

Robert C. Morgan, II, Trustee of the Robert C. Morgan II 1995

Trust, under Declaration of Trust Dated 11/16/1995, being duly sworn on oath, states that he resides at 8211 Gross Point Road, Morton Grove, IL 60053. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered 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. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Robert C Morgan II

SUBSCRIBED and SWORN to before me

this 20th day of December, 2016.

[Signature]

