

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 1990  
SEPTEMBER, 1967

DEED IN TRUST

ILLINOIS  
FOR RECORD

RECORDER OF DEEDS

FEB 22 1 37 PM '78

24 336 375

\*24336375

(The Above Space For Recorder's Use Only)

THE GRANTOR, BEATRICE M. ADELMAN, a widow and not since remarried, of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and (WARRANT/QUIT CLAIM)\* unto Chicago Title and Trust Company, of \_\_\_\_\_, as Trustee under the provisions of a trust agreement dated the 27th day of January, 1978 and known as Trust Number 1071515 (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:

Please see legal description attached hereto and made a part hereof.

12.00

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes hereinafter 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 present 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 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.

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 execution 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 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) that 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 or predecessors.

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 25<sup>th</sup> day of JANUARY, 1978.

(SEAL) Beatrice M. Adelman (SEAL)

(SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BEATRICE M. ADELMAN

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 30<sup>th</sup> day of JANUARY, 1978

Commission expires 8-23 1979

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

This instrument prepared by:

Theodore J. Novak Esq  
30 North LaSalle Street  
Chicago Illinois 60602

ADDRESS OF PROPERTY:  
2220 West Nichols Road

Arlington Heights, Ill. 60004

THIS ADDRESS IS FOR STATISTICAL PURPOSES ONLY, AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(Name)

SAME

(Address)

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

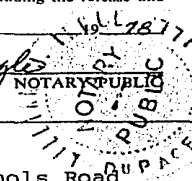
EXEMPT UNDER PROVISIONS OF PARAGRAPH 4, REAL ESTATE TRANSFER TAX ACT, FEB 6 1978

BUYER'S TAX OR REPRESENTATIVE

DOCUMENT NUMBER

24 336 375

Handwritten notes: 2, 5-76, 9-28-78, 4-2-78



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## PARCEL 1:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said quarter quarter section; thence due North along the East line of said quarter quarter section 315.23 feet, (said East line having an assumed bearing of due North for this legal description); thence due West 325.99 feet to a point for a place of beginning of the parcel of land herein described;

thence South 63 degrees 03 minutes 03 seconds West, 54.47 feet;  
thence North 26 degrees 56 minutes 57 seconds West, 28.62 feet to a point 396.39 feet West of the East line of said quarter quarter section as measured along a line bearing due West from a point on the East line of said quarter quarter section 311.55 feet North of the Southeast corner thereof;  
thence North 18 degrees 09 minutes 49 seconds East, 3.60 feet  
thence North 26 degrees 56 minutes 57 seconds West, 13.01 feet;  
thence North 18 degrees 03 minutes 04 seconds East, 4.30 feet to a point 399.83 feet West of the East line of said quarter quarter section as measured along a line bearing due West from a point on the East line of said quarter quarter section 330.65 feet North of the Southeast corner thereof;  
thence North 63 degrees 03 minutes 03 seconds East, 58.83 feet;  
thence South 26 degrees 56 minutes 57 seconds East, 47.21 feet to the place of beginning.

## Parcel 2:

To have and to hold the same unto said Grantee forever. Grantor also hereby grants to Grantee, his heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate as set forth in a certain Declaration of Protective Covenants dated August 18, 1977 and recorded on September 23, 1977 as Document No. 24119679 and Grantor reserves to itself, its mortgagees, successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

This deed is executed by Grantor, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded in said county.

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AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

FRANK R. COMEN, being first duly sworn on  
oath, deposes and says that:

- 1. Affiant resides at 33 North Dearborn  
Street, Chicago, Illinois
- 2. That he is (agent) ~~officer~~ (one of) grantor(s) in a (deed)  
~~lease~~ dated the 25th day of January, 1978,  
conveying the following described premises:

EXHIBIT A ATTACHED.

- 3. That the instrument aforesaid is exempt from the provisions  
of "An Act to Revise the Law in Relation of Plats" approved  
March 31, 1874, as amended, for the reason that:
  - a) The instrument effects a division of land into \_\_\_\_\_  
parts, each of which is five (5) acres or more in size,  
and does not involve any new streets or easements of  
access.
  - b) The instrument aforesaid is a conveyance of an existing  
parcel or tract of land, the same having been acquired  
by the grantor(s) in the above-mentioned (deed) (lease)  
by \*
  - c) The instrument makes a division of a lot or block in  
a recorded subdivision, to wit:
- 4. Separate deeds are all to one grantee, for the sole purpose  
of implementing installment sale. All of the separate acre-  
age parcels will be reunited upon closing of escrow.
- 5. The grantee is a member of a homeowners association, owning  
title to adjacent properties, comprising in excess of five (5)  
acres, all of which properties are part of a single planned  
unit development.

Further Affiant saith not.

Subscribed and Sworn to  
before me this 6<sup>th</sup> day of  
February, 1978.  
Arlene F. Babriola  
Notary Public

*[Signature]*

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\*Show how title was acquired by deed, inheritance or by Will. In  
case of by deed, show date and document number, and by inheritance  
or Will the name of decedent, date of death, and Probate Court,  
file number, County and State where probated.

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Property of Cook County's Office

## EXHIBIT "A"

24336375

### PARCEL 1:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said quarter quarter section; thence due North along the East line of said quarter quarter section 315.23 feet, (said East line having an assumed bearing of due North for this legal description); thence due West 325.99 feet to a point for a place of beginning of the parcel of land herein described;

thence South 63 degrees 03 minutes 03 seconds West, 64.42 feet;  
thence North 26 degrees 56 minutes 57 seconds West, 28.62 feet to a point 396.39 feet West of the East line of said quarter quarter section as measured along a line bearing due West from a point on the East line of said quarter quarter section 311.55 feet North of the Southeast corner thereof;  
thence North 18 degrees 09 minutes 49 seconds East, 1.60 feet;  
thence North 26 degrees 56 minutes 57 seconds West, 13.01 feet;  
thence North 18 degrees 03 minutes 04 seconds East, 1.30 feet to a point 399.83 feet West of the East line of said quarter quarter section as measured along a line bearing due West from a point on the East line of said quarter quarter section 330.65 feet North of the Southeast corner thereof;  
thence North 63 degrees 03 minutes 03 seconds East, 58.87 feet;  
thence South 26 degrees 56 minutes 57 seconds East, 47.21 feet to the place of beginning.

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### Parcel 2:

To have and to hold the same unto said Grantee forever. Grantor also hereby grants to Grantee, his heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate as set forth in a certain Declaration of Protective Covenants dated August 18, 1977 and recorded on September 23, 1977 as Document No. 24119679 and Grantor reserves to itself, its mortgagees, successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

This deed is executed by Grantor, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded in said county.

END OF RECORDED DOCUMENT