

UNOFFICIAL COPY

Tr Form 2

27 437 437
1980 MAY 30 PM 2 30
25472039

WARRANTY DEED IN TRUST
ADDRESS OF GRANTEE:
104 SOUTH COOK STREET
BARRINGTON, ILLINOIS 60010

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the 104 South Cook Street, Barrington, Illinois, a 3540 sq ft and surviving joint tenant of LOREN T. FARRIS, deceased

10.00

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey s and warrant s unto THE FIRST NATIONAL BANK AND TRUST COMPANY OF BARRINGTON, Barrington, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the 24th day of April 1980, known as Trust Number 1-2109, the following described real estate in the County of Cook and State of Illinois, to-wit:

RIDER CONTAINING LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

Permanent Index No.:

13.00



TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 or 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 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 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to contract to amend, change or modify leases and the terms and provisions thereof at any time or times, 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 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 trustee or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see that the terms of this deed 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 conveyance or other instrument was executed and delivered in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement 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 memorialize 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 S. and release S. 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor Ruth V. Farris aforesaid has hereunto set her hand and seal this 24th day of April, 1980.

Ruth V. Farris (Seal)
RUTH V. FARRIS (Seal)

This instrument prepared by: David E. Alms, 557 A North Hough St. Barrington, IL 60010

I, David E. Alms a Notary Public in and for State of Illinois SS. said County, in the state aforesaid, do hereby certify that Ruth V. Farris, a widow and surviving joint tenant of Loren T. Farris, deceased

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 notarial seal this 24th day of April, 1980
David E. Alms
Notary Public

THE FIRST NATIONAL BANK AND TRUST COMPANY OF BARRINGTON
Barrington, Illinois
9 Hawthorne
ADDRESS OF PROPERTY
Barrington, IL 60010
TAX MAILING ADDRESS

This transaction exempt under Section 4(e) of the Real Estate Transfer Tax Act.
Agent Dudek
Dated: 4-24-80
This space for affixing Riders and Revenue Stamps

25472039
27 437 437

PNT1 A 151386

69-83-9842

UNOFFICIAL COPY

Box 15

C.A.

MAIL TO:

David E. Alms
557 A North Hough Street
Barrington, IL 60010

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1985 FEB -8 AM 11:11

21437437

SEARCHED
SERIALIZED
INDEXED
FILED
FEB 8 1985
BARRINGTON, ILL.

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss
COUNTY OF LAKE)

Document #

DAVID E. ALMS

, being duly sworn on oath,

states that he resides at 257 E Main St. Bldg.
836 E. Northwest Hwy., Barrington, IL 60010

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes, as the provisions of this Act do not apply and no plat is required in any of the following instances: said owner is conveying that which he acquired and no division of lands is being affected.

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 between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities 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 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;
7. Conveyances 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 of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, 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 the effective date of this amendatory Act of 1973.
Amended by P.A. 78-553, Paragraph 1, eff. Oct. 1, 1973; P.A. 78-567, Paragraph 1, eff. Oct. 1, 1973.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANT further states 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.

David E. Alms

SUBSCRIBED and SWORN to before me

this 17 day of Jan, 1985.

Patricia Ousek
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
DE ALMS, 257 E MAIN,
BARRINGTON, IL.

22437 437

END OF RECORDED DOCUMENT