

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FLEET OR RECORD
1987 NOV 18 PM 3:04

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WARRANTY DEED IN TRUST
This instrument prepared by:
Russell D. Anderson
Williams & McCarthy
P.O. Box 219
Rockford, IL 61105

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor
Jon R. Martin and Dixie L. Martin, his wife
333 S. Roselle Road, Roselle, Illinois
of the County of DuPage and State of Illinois for and in consideration
of Ten and no/100----- Dollars, and other good
and valuable considerations in hand paid, Convey and warrant unto the Northbrook Trust
& Savings Bank, 1200 Shermer Road, Northbrook, Illinois, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 5th day of November 1987
known as Trust Number 3011, the following described real estate in the
County of Cook and State of Illinois, to-wit:

See legal description as set forth in Exhibit A
attached hereto and made part hereof

Property Address: 600 West Lake Street, Bartlett, Illinois

Subject to covenants, easements and restrictions of record, and
to right of way, if any, for feeders, ditches and laterals and the
rights of the public to that portion of the premises taken or used
for roads and highways, if any; and further subject to real estate
taxes for 1987 and subsequent years,

PIN # 06-27-403-017-
PIN # 06-27-403-009

Consideration for this deed is less than \$100.00.

TO HAVE AND TO HOLD the said premises with the appurtenances to them the trusts and for the uses and purposes herein and in said trust agreement set forth.
Full power and authority is hereby granted to the trustee to manage, protect and subdivide said premises or any part thereof, to dedicate parks,
streets, highways and 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 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, power 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
199 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 that the application of any purchase money, rent, or money borrowed or advanced on said
premises, 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, and 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,
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 thereto 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) 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 it,
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 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 waive and release any and all right or benefit under any provision of any and all statutes
of the State of Illinois, providing for the exemption of homesteads from sale on execution of otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands
this 12 day of November 1987

Jon R. Martin (Seal) Dixie L. Martin (Seal)
Jon R. Martin (Seal) Dixie L. Martin (Seal)

State of Illinois ss. Russell D. Anderson a Notary Public in and for said County, in
County of DuPage, do hereby certify that Jon R. Martin and Dixie
L. Martin, his wife

personally known to me to be the same person whose name are subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that
they signed, sealed and delivered the said instrument as their 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 12 day of November 1987

Russell D. Anderson
Notary Public

Grantor's Address:
Northbrook Trust & Savings Bank
1200 Shermer Road

Mail to
see reverse

14 00

Russell D. Anderson
Buyer, Seller or Representative

11/16/87
Date

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WARRANTY DEED IN TRUST
The instrument indexed by
Russell D. Anderson
was filed for recording on
10/11/87
Book 310
Page 117

THE FOLLOWING SPACE FOR RECORDERS USE ONLY

THE UNDERSIGNED WITNESSE IN TRUST, (Grantor)
John R. Roselle and Dixie K. Roselle, his wife
333 S. Roselle Road, Roselle, Illinois
and State of Illinois
of the County of DuPage
do hereby give and grant to
the County of DuPage
and various other individuals named herein, (Grantee)
1200 Sherman Road, Northbrook, Illinois, a portion of the proceeds
of a trust agreement dated the 25th
day of November, 1987,
the following described real estate in the
County of Cook
and State of Illinois, to-wit:
The legal description as set forth in Exhibit A
attached hereto and made part hereof.

Property Address: 500 West Lake Street, Bristlet, Illinois
Subject to covenants, easements and restrictions of record and
rights of way, if any, for feeders, ditches and lateral and the
rights of the public to the portion of the premises listed or used
for roads and highways, if any; and further subject to real estate
taxes for 1987 and subsequent years.
The legal description as set forth in Exhibit A
attached hereto and made part hereof.
Contribution for this deed is less than \$100.00.

10/11/87
310-117

Contribution for this deed is less than \$100.00.
The grantor, John R. Roselle and Dixie K. Roselle, his wife, of the County of DuPage and State of Illinois, do hereby give and grant to the County of DuPage and various other individuals named herein, (Grantee) 1200 Sherman Road, Northbrook, Illinois, a portion of the proceeds of a trust agreement dated the 25th day of November, 1987, the following described real estate in the County of Cook and State of Illinois, to-wit: The legal description as set forth in Exhibit A attached hereto and made part hereof.

Witness my hand and seal of office this 11th day of October, 1987.
Notary Public for Cook County, Illinois
My Commission Expires: 10/31/90
10/11/87
117
310-117

Mail TO
Northbrook Savings & Trust Com.
1200 Sherman Road
Northbrook, IL 60062
BOX 333-CC



Vertical stamp and handwritten notes on the left margin.

34813052 (Vertical stamp)

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PARCEL 1: That part of the South half of the South East quarter of Section 27, Township 41 North, Range 9, East of the Third Principal Meridian, described as follows: Commencing at the North West corner of the South West quarter of said South East quarter thence Easterly along the North line of the South West quarter of said South East quarter a distance of 1045.41 feet to the center line of Lake Street as formerly located for the place of beginning, thence continuing Easterly along the North line of the South West quarter of said South East quarter and along the North line of the South East quarter of said South East quarter, a distance of 396.54 feet thence Southerly along a line that forms an angle of 88 degrees, 34 minutes to the right with the prolongation of the last described course a distance of 389.16 feet to the center line of U. S. Route 20, thence North Westerly along the center line of U. S. Route 20 a distance of 220.93 feet to the center line of Lake Street as formerly located, thence North Westerly along the center line of Lake Street as formerly located a distance of 370.63 feet to the place of beginning being situated in the Village of Bartlett, Hanover Township, in Cook County, Illinois.

PARCEL 2: That part of the South half of the South East quarter of Section 27, Township 41 North, Range 9, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the center line of Lake Street as formerly located with the North line of the South half of the South East quarter of said Section 27, thence Easterly along the North line of the South half of said South East quarter, a distance of 396.54 feet for the point of beginning; thence continuing Easterly along said North line, a distance of 91.36 feet; thence Southerly along a line that forms an angle of 88 degrees 34 minutes to the right with the prolongation of the last described course, a distance of 425.17 feet to the center line of U. S. Route 20, thence North Westerly along said center line, a distance of 100.0 feet; thence Northerly, a distance of 389.71 feet to the point of beginning, being situated in the Village of Bartlett, in Cook County, Illinois.

PARCEL 3: That part of the South East quarter of the South East quarter of Section 27, Township 41 North, Range 9 East of the Third Principal Meridian described as follows: Commencing at the intersection of the center line of U. S. Route 20 with the center line of Bartlett Road; thence North Easterly along said center line of Bartlett Road a distance of 250.82 feet; thence North Westerly (parallel with the center line of U. S. Route 20) being along a line that forms an angle of 79 degrees 40 minutes to the left with the prolongation of the last described course, a distance of 230.49 feet for the place of beginning; thence continuing North Westerly along said last described course, a distance of 77.11 feet to a point on a line, if extended Northerly would intersect the North line of the South East quarter of the South East quarter of said Section 27 at a point 357.83 feet Westerly of the intersection of said North line with the center line of Bartlett Road; thence Southerly along said described line, a distance of 272.26 feet to the center line of U. S. Route 20; thence South Easterly along said center line of U. S. Route 20, a distance of 7.76 feet; thence North Easterly, parallel with the center line of Bartlett Road, a distance of 250.82 feet to the place of beginning, being situated in the Village of Bartlett, in Cook County, Illinois.

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County Clerk's Office

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PARCEL 4: A/non-exclusive easement for ingress and egress to and from Parcels 1, 2 and 3 across the Southerly thirty feet (30') of that part of the South East quarter of the South East quarter of Section 27, Township 41 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the center line of Bartlett Road with the North line of the South East quarter of the South East quarter of said Section 27; thence South Westerly along said center line of Bartlett Road, being a curve to the left, a distance of 129.65 feet; thence continuing South Westerly along said center line of Bartlett Road, tangent to the last described curve, a distance of 157.41 feet to a point that is 250.82 feet North Easterly of (measured along said center line) the intersection of the center line of Bartlett Road with the center line of U. S. Route 20; thence North West-erly parallel with the center line of U. S. Route 20, being along a line that forms an angle of 100 degrees 20 minutes to the right with the prolongation of the last described course, a distance of 307.60 feet; thence Northerly along a line that forms an angle of 65 degrees 14 minutes to the right with the prolongation of the last described course, a distance of 165.91 feet to a point on the North line of the South East quarter of the South East quarter of said Section 27, that is 357.83 feet West of (measured along said North line) the place of beginning; thence Easterly along said North line, a distance of 357.83 feet to the place of beginning, being situated in the Village of Bartlett, in Cook County, Illinois.

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PARCEL 4: A non-exclusive easement for ingress and egress to and from parcels 1, 2 and 3 across the easterly thirty feet (30') of that part of the South East quarter of the South East quarter of Section 27, Township 41 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the center line of Bartlett Road with the north line of the South East quarter of the South East quarter of said Section 27, thence South 89 degrees 50' 00" East along said center line of Bartlett Road being a curve to the left, a distance of 139.88 feet; thence southerly along said center line of Bartlett Road, a distance of 137.44 feet to a point that is 339.52 feet North Easterly of (measured along said center line) the intersection of the center line of Bartlett Road with the center line of U. S. Route 20; thence North Westerly along said center line of U. S. Route 20, being along a line that forms an angle of 100 degrees 00' 00" to the right with the prolongation of the last described course, a distance of 303.60 feet; thence southerly along a line that forms an angle of 33 degrees 45' 00" to the right with the prolongation of the last described course, a distance of 116.21 feet to a point on the North line of the South East quarter of the South East quarter of said Section 27, and thence North 89 degrees 50' 00" East along said North line to the place of beginning; thence Easterly along said North line, a distance of 337.83 feet to the place of beginning, being situated in the Village of Bartlett, in Cook County, Illinois.

2507052

Clerk's Office

RECORDER
AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS
COUNTY OF DuPAGE] SS

DOCUMENT NO.:

Jon R. Martin being duly sworn on
oath, states that he resides at 333 S. Roselle Rd, Roselle, Ill. 60475

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one 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 is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is 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 is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.

10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of DuPage County, Illinois, to accept the attached deed for recording.

Jon R. Martin
Jon R. Martin

SUBSCRIBED AND SWORN TO before me
this 16th day of November, 1987

Notary Public
Notary Public

87619825

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J.P. RICKI CARNEY

RECORDED
AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS
COUNTY OF DECATUR

DOCUMENT NO.

Doc 15 Martin

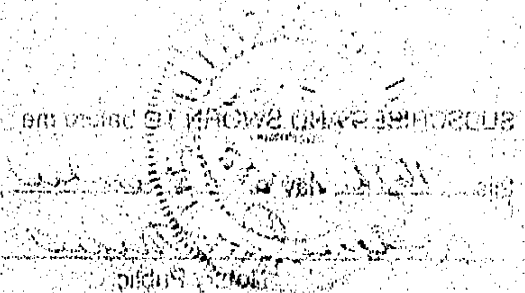
I, the undersigned, being duly sworn on oath, depose and say that the number and date of the instrument referred to in the foregoing recitation is that the attached plan is not in violation of Section 1 of Chapter 103 of the Illinois Revised Statutes for one of the following reasons:

1. The division or subdivision of land as two parcels of five acres or more in size which does not involve any new conveyance of land.
2. The division of lots of blocks of less than one acre in size recorded against a plat which does not involve any new conveyance of land.
3. The sale or exchange of parcels of land in parcels of less than one acre.
4. The conveyance of parcels of land or interests therein for use as a right of way for ferries, or other public utility facilities, which does not involve any new conveyance of land.
5. The conveyance of land to be used for a railroad or other public utility which does not involve any new conveyance of land.
6. The conveyance of land for highway or other public purposes or grants or conveyances related to the location or location of public use of interests therein in the absence of land encumbered with a public easement.
7. The conveyance of land to correct defective land in prior conveyances.
8. The sale or conveyance of land in parcels of less than five acres following the division into two or more parcels of a parcel of land which was not recorded in the State of Illinois and which does not involve any new conveyance of land.
9. The sale or conveyance of land from a larger tract the dimensions and conditions of which were recorded in the Illinois State Register and compilation of said larger tract in Chapter 1, Section 1, and in a survey of said larger tract and the dimensions and conditions of which were recorded in a survey.
10. The conveyance of land to be used in the same manner as the land to which it is related by grant(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that he has read this affidavit for the purpose of making the Return of Deputee, County Clerk, to certify the same as true and correct.

[Handwritten signature]



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