

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

88435543



WARRANTY DEED IN TRUST

1988 SEP 22 PM 1:25

88435543

Form 91 R 7/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Robert P. Klawans, a single person,

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, Convey s and Warrant s unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 19th day of August 19 88, known as Trust Number 1092032 the following described Real estate in the County of Cook and State of Illinois, to-wit:

(See Attached)

PERMANENT TAX NUMBER: 02-12-200-093 VOLUME NUMBER: 14A

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 subdivide 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 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 lease 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, in part 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 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 terms, 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) 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 requested 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 any by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale in execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 21st day of September 19 88

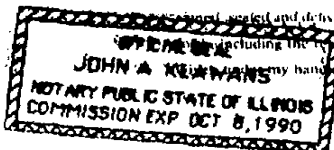
(Seal) Robert P. Klawans (Seal)  
Robert P. Klawans  
(Seal) (Seal)

THIS INSTRUMENT WAS PREPARED BY:  
John A. Klawans  
79 W. Monroe, Chicago, IL 60602

State of ILLINOIS )  
County of COOK ) ss. I, John A. Klawans a Notary Public in and for said County, in the state aforesaid, do hereby certify that Robert P. Klawans, a single person

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 he

executed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the use and waiver of the right of homestead, in my hands and notarial seal this 21 day of September 19 88



John A. Klawans Notary Public

After recording return to:  
Box (Cook County only)

CHICAGO TITLE AND TRUST COMPANY  
111 West Washington St./Chicago, Ill. 60602  
Attention: Land Trust Department

1320 Turtle Creek, Palatine, IL

For information only insert street address of above described property

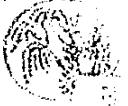
Box 333

7181236

COOK COUNTY, ILLINOIS  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
105.50  
13.00  
17434  
REAL ESTATE TRANSACTION TAX  
COOK COUNTY  
105.50  
88435543

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2011 MAR 13 5 1



STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
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11/13/2011

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
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88A35543

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THAT PART OF THE EAST 286.23 FEET OF THE WEST 621.02 FEET OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 LYING NORTH OF THE CENTER LINE OF RAND ROAD OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 229.83 FEET SOUTH, AS MEASURED ALONG THE WEST LINE THEREOF,

AND 78.73 FEET EAST, AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE, OF THE NORTH WEST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES EAST, THE WEST LINE OF SAID TRACT HAVING AN ASSUMED BEARING ON NORTH-SOUTH, 43.0 FEET; THENCE SOUTH 00 DEGREES WEST, 45.83 FEET; THENCE SOUTH 45 DEGREES WEST, 2.60 FEET; THENCE SOUTH 00 DEGREES WEST, 2.33 FEET; THENCE SOUTH 45 DEGREES WEST, 2.60 FEET; THENCE NORTH 90 DEGREES WEST, 39.33 FEET; THENCE NORTH 00 DEGREES EAST, 51.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS BY GRANTOR DATED JUNE 26, 1978 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT 24510687, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

- (a) Subject to existing leases and tenancies.
- (b) Subject to covenants, restrictions and easements of record.
- (c) Subject to General Real Estate Taxes for 1988 and subsequent years.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

GILES B. MIZOCK, being duly sworn on oath,  
states that he resides at 4929 W. FARWELL, SKOKIE, IL  
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:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

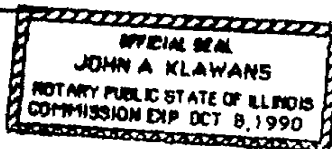
1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interest therein for use as a right-of-way for railroads or other public utility facilities and other pipelines 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 2 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, 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.

CIRCLE NUMBER AND/OR LETTER 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.

SUBSCRIBED and SWORN to before me  
this 22 day of January, 1972

NOTARY PUBLIC



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Property of Cook County Clerk's Office

REC'D  
JAN 11 1968  
COUNTY CLERK  
COOK COUNTY  
CHICAGO, ILL.