

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

1988 JUL -5 AM 11:13

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THE GREAT SEAL FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor s WILLIAM M. DAILEY, JR. AND BARBARA M. DAILEY, his wife of the County of Cook and State of Illinois for and in consideration of \$25,750.00 Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the FIRST UNITED TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 2th day of March 1976 known as Trust Number 7481 the following described real estate in the County of Cook and State of Illinois, to-wit:

01 03 101 014, 01 03 101 015, 01 03 101 026

7 BRINKER RD BARRINGTON HILLS, ILL.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the full 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, maintain, 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 re-plot, divide 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 authority as vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said premises or any part thereof, to lease said premises, or any part thereof, from time to time, in possession or reversion, to lease to commence in possession or reversion, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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, to lease hereunder 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 premises, and to contract respecting the manner of fixing the amount of present or future rents, or partition or to exchange said property, or any part thereof, to release or to grant easements or charges of any kind, to release, create 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 may see fit, and 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 witness whereof the said parties dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be conveyed or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or moneys 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 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, until the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, it being the intent of the parties 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, it being the intent of the parties that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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 title holder or trustee in trust. The interests 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 name of any of the above named parties is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or mortgage therefor or memorial the words "in trust" or "upon condition" or "with limitations" or words of similar import, in accordance with the statute in this respect made and provided.

And the said grantor s hereby expressly waive and release 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 beneficiaries from sale on execution or otherwise.

In Witness Whereof, the grantor s acknowledged that they hereunto set their hand s and seal s the 1st day of July 1988

William M Dailey, Jr. (Seal) Barbara M Dailey (Seal) WILLIAM M DAILEY, JR. BARBARA M DAILEY (Seal)

Illinois Theodore John Forsberg Cook William M. Dailey, Jr. and Barbara M. Dailey, his wife

OFFICIAL SEAL THEODORE JOHN FORSBERG Notary Public, State of Illinois My Commission Expires Jan. 17, 1989

THEODORE J. FORSBERG ATTORNEY AT LAW 125 WOOD STREET BARRINGTON ILLINOIS 60010

Handwritten signature of Theodore J. Forsberg

13.00

FIRST UNITED TRUST COMPANY Village Mall Plaza Oak Park, Illinois 60301-1194

7 BRINKER RD. BARRINGTON HILLS, ILL 60010

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 257.50

COOK COUNTY REAL ESTATE TRANSACTION TAX DEPT OF REVENUE 257.50

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3085 7569147

RECORDED BY 1-17-88

73502

PREP BY 7

MAIL TO:

# UNOFFICIAL COPY

THAT PART OF THE NORTH WEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE CENTERLINE OF BRINKER ROAD AT A POINT ON SAID CENTERLINE, 508.00 FEET (AS MEASURED ALONG SAID CENTERLINE) SOUTH OF THE NORTH LINE OF SAID SECTION 3; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 246.91 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 39.95 FEET; THENCE SOUTH 53 DEGREES 13 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 73.51 FEET; THENCE NORTH 37 DEGREES 05 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 53 DEGREES 13 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 64.60 FEET; THENCE SOUTH 37 DEGREES 10 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 33.39 FEET; THENCE SOUTH 41 DEGREES 57 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 43.89 FEET; THENCE SOUTH 51 DEGREES 37 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 68.13 FEET; THENCE SOUTH 61 DEGREES 19 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 79.07 FEET; THENCE SOUTH 59 DEGREES 35 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 75.01 FEET; THENCE SOUTH 55 DEGREES 54 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 46.84 FEET; THENCE SOUTH 58 DEGREES 29 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 26.64 FEET; THENCE SOUTH 23 DEGREES 52 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 35.20 FEET; THENCE SOUTH 43 DEGREES 39 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 44.38 FEET; THENCE SOUTH 23 DEGREES 53 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 95.08 FEET; THENCE SOUTH 51 DEGREES 00 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 115.45 FEET; THENCE SOUTH 43 DEGREES 29 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 178.93 FEET; THENCE SOUTH 35 DEGREES 27 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 256.36 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 37.10 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 350.00 FEET; THENCE NORTH 26 DEGREES 55 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 459.54 FEET AS MEASURED (NORTH 26 DEGREES 36 MINUTES WEST 463.01 FEET PER DEED); THENCE NORTH 48 DEGREES 41 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 130.71 FEET AS MEASURED (NORTH 48 DEGREES 42 MINUTES 10 SECONDS WEST 130.88 FEET PER DEED); THENCE NORTH 73 DEGREES 58 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 183.63 FEET AS MEASURED (NORTH 74 DEGREES 05 MINUTES 30 SECONDS WEST 183.81 FEET PER DEED); THENCE NORTH 00 DEGREES 02 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 202.81 FEET AS MEASURED (DUE NORTH 199.0 FEET PER DEED); THENCE SOUTH 89 DEGREES 50 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 219.54 FEET AS MEASURED (SOUTH 89 DEGREES 38 MINUTES WEST 220.0 FEET PER DEED) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

MAIL TO:  
Land Trust Division  
First United Trust Company  
Village Mall Plaza  
Oak Park, Illinois 60301-1194  
or  
Box 161

BARBARA M. DAILEY

, being duly sworn on oath, states that she resides at \_\_\_\_\_

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 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 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.

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CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

Barbara M. Dailey

SUBSCRIBED and SWORN to before me this 14 day of July, 1988

Theodore John Forsberg  
NOTARY PUBLIC

