

**UNOFFICIAL COPY**

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COOK COUNTY RECORDER

WARRANTY DEED

GRANTOR(S), J. Stephen Beckman and Barbara A. Beckman, his wife of the Village of Winnetka, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS(S) to the GRANTEE(S), First Chicago Trust Company of Illinois, an Illinois Corporation, as Trustee Under Trust Agreement Dated December 5, 1991 and known as Trust #WN000705 \*\*\*

TO HAVE AND TO HOLD the following described real estate; not

Parcel 1: Lot 2 in Hibbard Road Addition to Winnetka, a Subdivision of parts of Lots 5, 6 and 7 (taken as one tract) in Higgins Estate Subdivision of the Northeast quarter of the Southeast quarter of Section 18, Township 42 North, Range 13, east of the third principal meridian, in Cook County, Illinois according to the plat of said subdivision recorded April 9, 1954 as document 15877252, (except that part of said Lot 2 described as follows: Beginning at a point in the West line of said Lot 2, 100 feet South of the Northwest corner thereof; thence Easterly along a curved line having a radius of 50 feet, convex Southerly (being the Southerly line of Trapp Lane, a private road) 13.0 feet, as measured along the chord; thence Southerly along a line, which extended, would intersect the South line of Lot 3 in said Hibbard Road Addition to a point 13.0 feet West of the Southeast corner of said Lot 3, 76.21 feet to the West line of said Lot 2 and thence North along said West line 73.34 feet to the place of beginning.

Parcel 2: That part of Lot 3 in Hibbard Road Addition to Winnetka, a Subdivision of parts of Lots 5, 6 and 7 (taken as one tract) in Higgins Estate Subdivision of the Northeast quarter of the Southeast quarter of Section 18, Township 42 North, Range 13 east of the third principal meridian, in Cook County, Illinois, according to the plat thereof recorded April 9, 1954 as document 15877252 described as follows: beginning at the Southeast corner of said Lot 3; thence West along the South line thereof, 13.0 feet; thence Northerly along a line, (which extended, would intersect the Southerly line at Trapp Lane at Trapp Lane, a private road (being a curved line of 50 feet radius drawn about a point in the East line of said Lot 3, 50 feet South of the Northeast corner thereof) at a point in the Southerly line of Trapp Lane, 13.0 feet Easterly of (as measured along the chord) from a point in the East line of said Lot 3 100 feet South of the Northeast corner) a distance of 76.87 feet to the East line of said Lot 3 and thence South along said East line 76.02 feet to the place of beginning.

Parcel 3: Easement for benefit of Parcel 1 and 2 as established in Decree entered on June 26, 1935 and supplemental Decree entered August 9, 1937 in Case number 3406741 in Circuit Court of Cook County, Illinois as created by Deed from Winnetka Trust and Savings Bank, Trustee under Trust number A-129 to Frank Katzin and Margaret Katzin, his wife dated October 14, 1952 and recorded June 16, 1953 as document 15527127 and as amended by Deed recorded January 27, 1954 as document 15820800 for ingress and egress over and upon the following described premises: that part of Lot 6 of Subdivision of the Northeast quarter of the Southeast quarter of Section

First Chicago Trust Co. Order # 462966 Lot 30

Handwritten initials/signature.

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\*\*\* 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 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 lease 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 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 *in toto* or *in part* 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 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 trusts, conditions and limitations contained in the 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, powers, authorities, duties and obligations of its, his or their predecessor or trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, assets 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, assets 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 5 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 homesteads from sale or execution or otherwise.

5-20-2023

DeKalb County Clerk's Office

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11-13-91

18, Township 42 North, Range 13, east of the third principal meridian, as recorded March 4, 1875 in the Recorder's Office of Cook County, Illinois in Book 9 of plats page 61 as document 16404 bounded and described as follows: beginning at a point in the West line of Hibbard Road 265.5 feet North of the South line of Lot 7 in said subdivision thence West parallel with the South line of said Lot 7, 319 feet thence Westerly 437.45 feet to a point 229.5 feet South of the North line of Lot 5 and 528 feet East of the West line of Lot 6 in said subdivision; thence South parallel with the West line of said Lot 7, 18 feet; thence West parallel with said North line of Lot 5, 3.60 feet to the Northeast corner of the West 3 acres of those parts of Lots 5, 6 and 7 lying South of a line which is 247.5 feet South of and parallel with the North line of said Lot 5; thence South along the East line of said West 3 acres a distance of 12 feet; thence East parallel with said North line of Lot 5, 3.60 feet; thence Easterly 437 feet to a point 235.5 feet North of the South line of said Lot 7; thence East along a line parallel with said South line of said Lot 7, 319 feet to said West line of Hibbard Road, thence North 30 feet to point of beginning.

Parcel 4: An easement for the benefit of Parcel 1 and 2 created by Grant made by Robert D. Gordon and others to Frank Katzin and Margaret Katzin his wife, recorded December 31, 1953 as document 15803129 in and upon the East 33.5 feet of the South 18 feet and East 50 feet (except the East 33.5 feet thereof) of the South 9 feet of that portions of Lots 5 and 6 in Higgins Estates subdivision of the Northeast quarter of the Southeast quarter of Section 18, Township 42 North, Range 13, east of the third principal meridian, in Cook County, Illinois, according to the plat thereof recorded 16404 described as follows: beginning at the Northwest corner of said Lot 5; thence South 247.5 feet along the West line of said Lots 5 and 6 thence East 528 feet on a line parallel with the North line of said Lot 5 and 247.5 feet South thereof; thence North 247.5 feet on a line parallel with the West line of said Lots 5 and 6 and 528 feet East thereof to the North line of said Lot 5; thence West 528 feet along the North line of said Lot 5 to the point of beginning for the purpose of using, connecting with, placing, replacing, maintaining, removing and repairing sanitary sewer pipes or mains, storm sewer pipes or mains, water pipes, gas pipes and telephone and electrical conduits all underneath the surface of ground of said strip and for the further purpose of placing, maintaining and using and improved roadway on concrete, or other suitable material, on and over the East 33.5 feet of said strip, all in Cook County, Illinois.

Permanent Tax No: 05-18-402-075

Known As: 1360 Trapp Lane, Winnetka, Illinois

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) Real estate taxes for the year 1991 and subsequent years; (2) Covenants, conditions restrictions and easements apparent or of record; (3) All applicable zoning laws and ordinances.

Dated: 5 December 1991

  
Stephen Beckman

  
Barbara A. Beckman

92018123

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STATE OF ILLINOIS )

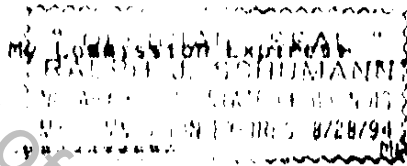
) SS.

COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J. Stephen Beckman and Barbara H. Beckman, his wife personally known to me to be the same person whose names 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 5th day of December, 1991.

*Ralph Schumann*  
Notary Public



Prepared By: Lee D. Garr  
50 Turner Ave.  
Elk Grove Village, Illinois 60007  
(708) 593-8777

100 BILL 101  
*Gerold Pelixyle*  
*19 W. Jackson*  
*Chicago IL 60604*



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