

93185613

DEPT. OF REVENUE
T#08888 FROM 1049 03/11/93 13 58.00
#5282 6
COOK COUNTY, ILLINOIS

THE GRANTOR, Joanne K. Tigwell, a widow, of the County of Cook, State of Illinois, for and in consideration of Ten and no/100s Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto Joanne K. Tigwell as Trustee under the provisions of a trust agreement dated the 19th day of February, 1993, known as The Joanne K. Tigwell Declaration of Trust, (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, State of Illinois, to wit:

THAT PART OF SUB-LOT "D" OF LOT 1 IN FOUR WINDS OF NORTHBROOK, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1990 AS DOCUMENT NUMBER 90-277717, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SUB-LOT "D"; THENCE SOUTH 89 DEGREES 53 MINUTES 32 SECONDS EAST, 14.09 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 53 MINUTES 32 SECONDS EAST, 129.66 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 28 SECONDS WEST, 125.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, BEING CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 39.66 FEET (THE CHORD OF WHICH ARC BEARS SOUTH 81 DEGREES 47 MINUTES 29 SECONDS WEST AND MEASURES 38.94 FEET); THENCE NORTH 34 DEGREES 40 MINUTES 12 SECONDS WEST, 159.76 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.: 03-01-209-004 Volume 231

COMMONLY KNOWN AS 4418 Four Winds Lane
Northbrook, Illinois 60062

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; 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 praesenti or in futuro, 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 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 acting the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereinafter.

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 trusts, 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.

And said grantor hereby expressly waives and releases 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 on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 19th day of February, 1993.

Joanne K. Tigwell (SEAL)
Joanne K. Tigwell

State of Illinois, County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joanne K. Tigwell, 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 official seal, this 19th day of February, 1993.

Commission Expires 3/18 1996

James B. Adamik
NOTARY PUBLIC

"OFFICIAL SEAL"
NANCY EPPARD PILCHER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/18/96

This instrument was prepared by James B. Adamik, 125 North Marion Street, Suite 202, Oak Park, Illinois 60301.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

James B. Adamik
125 North Marion Street, Suite 202
Oak Park, Illinois 60301

Joanne K. Tigwell
4418 Four Winds Lane
Northbrook, Illinois 60062

This Transaction is exempt under the provisions of paragraph 4(e) of the Real Estate Transfer Tax Act.

James B. Adamik 2/27/93
Attorney Date

\$25.00 E

UNOFFICIAL COPY

Property of Cook County Clerk's Office

93185613

AFTER RECORDING
RETURN TO → JAMES B ADAMIK
121 ADELA MARION, SUITE 202
COK PRAIRIE, ILLINOIS 60301

UNOFFICIAL COPY

9 3 1 8 5 5 1 3

STATEMENT BY GRANTOR AND GRANTEE

The grantor affirms that, to the best of her knowledge, the name of the grantee shown on the deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2-19, 1993

Signature: Joanne K. Tigwell

Joanne K. Tigwell

SUBSCRIBED AND SWORN TO BEFORE ME THIS
19th day of February, 1993.

Nancy Eppard Pilcher
NOTARY PUBLIC

" OFFICIAL SEAL "
NANCY EPPARD PILCHER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/18/96

The grantee affirms and verifies that the name of the grantee shown on the deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 2-19, 1993

Signature: Joanne K. Tigwell

Joanne K. Tigwell

SUBSCRIBED AND SWORN TO BEFORE ME THIS
19th day of February, 1993.

Nancy Eppard Pilcher
NOTARY PUBLIC

" OFFICIAL SEAL "
NANCY EPPARD PILCHER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/18/96

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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