

# UNOFFICIAL COPY

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## WARRANTY DEED (Individual to Trust)

93228646

THE GRANTOR, ALICE BLUM, a married woman, of 207 Dickens Road, Northfield, Cook County, Illinois 60093, for and in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants to CAROL BLUM, of 21 Forester Drive, Princeton, New Jersey 08540, as Trustee under a Trust Agreement dated March 18, 1993, known as the Alice Blum Northfield Trust (hereinafter referred to as the "Trustee"), and unto all and every successor or successors in trust under said Trust Agreement, all interest in the following described real estate in the County of Cook, in the State of Illinois, to wit:

DEPT-01 RECORDING \$29.50  
 T40010 TRAN 1045 03/29/93 12:02:00  
 #8499 # \*93-228646  
 COOK COUNTY RECORDER

### PARCEL 1:

THAT PART OF THE FOLLOWING TRACT, NAMELY, THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
 THE SOUTH 239 FEET OF THE NORTH 435 FEET OF THE EAST 207 FEET.

### PARCEL 2:

#### "A":

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS RESERVED IN THE DEED FROM MODERN SUBURBAN HOMES, INC., A CORPORATION OF ILLINOIS, TO CHARLES V. BECKER AND PAULINE H. BECKER, HIS WIFE, DATED APRIL 28, 1956 RECORDED JULY 9, 1956 AS DOCUMENT NO. 16632549 AND GRANTED IN THE DEED FROM MODERN SUBURBAN HOMES, INC., A CORPORATION OF ILLINOIS, TO JAMES ROBERT WILSON AND FRANCES BRINKMAN WILSON, HIS WIFE, DATED NOVEMBER 18, 1957 AND RECORDED DECEMBER 5, 1957 AS DOCUMENT NO. 17082301 FOR INGRESS AND EGRESS OVER THE SOUTH 10 FEET (EXCEPT THE WEST 33 FEET THEREOF) OF THAT PART OF THE FOLLOWING TRACT, NAMELY:

THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 205 FEET WEST OF THE NORTH EAST CORNER THEREOF AND RUNNING THENCE WEST ALONG SAID NORTH LINE 255.54 FEET TO THE CENTER LINE OF DICKENS ROAD, A PRIVATE ROAD, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE 150 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG A CURVED LINE HAVING A RADIUS OF 2864.82 FEET, CONVEX EASTERLY 20.5 FEET TO ITS INTERSECTION WITH A LINE 170.5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE EAST PARALLEL WITH SAID NORTH LINE 255.61 FEET TO A POINT 205 FEET WEST OF THE EAST LINE OF SAID TRACT AND THENCE NORTH PARALLEL WITH SAID EAST LINE 170.5 FEET TO THE PLACE OF BEGINNING.

#### "B":

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS RESERVED IN THE DEED FROM MODERN SUBURBAN HOMES, INC., A CORPORATION OF ILLINOIS, TO HARRY S. PARKER AND MARY JANE PARKER, HIS WIFE, DATED APRIL 27, 1955 AND RECORDED MAY 3, 1955 AS DOCUMENT NO. 16223338 AND GRANTED IN THE DEED FROM MODERN SUBURBAN HOMES, INC., A CORPORATION OF ILLINOIS, TO JAMES ROBERT WILSON AND FRANCES BRINKMAN WILSON, HIS WIFE, DATED NOVEMBER 18, 1957 AND RECORDED DECEMBER 5, 1957 AS DOCUMENT NO. 17082301 FOR INGRESS AND EGRESS OVER THE NORTH 10 FEET (EXCEPT THE WEST 33 FEET THEREOF) OF THAT PART OF THE FOLLOWING TRACT, NAMELY, THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 AND WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 170.5 FEET SOUTH OF THE NORTH LINE AND 205 FEET WEST OF THE EAST LINE OF SAID TRACT AND RUNNING THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT, 255.61 FEET TO THE CENTER LINE OF DICKENS ROAD A PRIVATE ROAD, THENCE SOUTHERLY ALONG A CURVED LINE HAVING A RADIUS OF 2864.82 FEET, CONVEX EASTERLY 169.65 FEET, AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE 340 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE EAST PARALLEL WITH SAID NORTH LINE 261.84 FEET TO A POINT 205 FEET WEST OF THE EAST LINE OF SAID TRACT, AND THENCE NORTH PARALLEL WITH SAID EAST LINE 169.5 FEET TO THE PLACE OF BEGINNING

Exempt under provisions of paragraph (e)  
 Section 4, of the Real Estate Transfer  
 Tax Act. Dated this 29th day of March, 1993

2950

*John P. Xei*  
 Signature of Buyer-Seller or Agent

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## PARCEL 1C:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS GRANTED IN THE DEED FROM MODERN SUBURBAN HOMES, INC. A CORPORATION OF ILLINOIS, TO JAMES ROBERT WILSON AND FRANCES BRINKMAN WILSON, HIS WIFE, DATED NOVEMBER 18, 1957 AND RECORDED DECEMBER 5, 1957 AS DOCUMENT NO. 17082301 AND INGRESS AND EGRESS OVER THE FOLLOWING TRACT, NAMELY: THE WEST 30 FEET OF THE SOUTH 58 FEET OF THE NORTH 216 FEET OF THE EAST 205 FEET OF THE FOLLOWING TRACT, NAMELY, THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

## PARCEL 3A:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER PRIVATE ROAD, AS GRANTED BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 24, 1950 AND KNOWN AS TRUST NUMBER 34373, IN GRANT OF EASEMENT DATED MARCH 17, 1955 AND RECORDED APRIL 12, 1955 AS DOCUMENT NUMBER 16201888, OVER AND UPON THE FOLLOWING DESCRIBED LAND:

THE EAST 33 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PART OF THE FOLLOWING TRACT IN EAST 2/3 OF WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF SAID TRACT, THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 366.0 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID TRACT 150.0 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX EASTERLY HAVING A RADIUS OF 2864.82 FEET A DISTANCE OF 110.17 FEET AS MEASURED ALONG THE CHORD TO A POINT IN A LINE 260 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 363.8 FEET EAST OF ITS INTERSECTION WITH THE WEST LINE OF SAID TRACT; THENCE WEST ALONG SAID PARALLEL LINE 363.8 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 260 FEET TO THE POINT OF BEGINNING.

## PARCEL 3B:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER PRIVATE ROAD, AS RESERVED IN THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1952 AND KNOWN AS TRUST NUMBER 35825 TO MODERN SUBURBAN HOMES, INC., A CORPORATION OF ILLINOIS, DATED FEBRUARY 16, 1955 AND RECORDED FEBRUARY 15, 1955 AS DOCUMENT NUMBER 16153877, OVER AND UPON THE FOLLOWING DESCRIBED LAND:

THE WEST 33 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PART OF FOLLOWING TRACT IN EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE FOLLOWING TRACT IN EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 170.5 FEET SOUTH OF THE NORTH LINE AND 205 FEET WEST OF THE EAST LINE OF SAID TRACT AND RUNNING THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT 255.21 FEET TO THE CENTER LINE OF DICKENS ROAD A PRIVATE ROAD; THENCE SOUTHERLY ALONG A CURVED LINE HAVING A RADIUS OF 2864.82 FEET CONVEX EASTERLY 169.56 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE 340 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE EAST PARALLEL WITH SAID NORTH LINE 205 FEET TO A POINT 205 FEET WEST OF EAST LINE SAID TRACT AND THENCE NORTH PARALLEL WITH SAID EAST LINE 169.5 FEET TO POINT OF BEGINNING.

## PARCEL 3C:

EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE ROAD FOR THE BENEFIT OF PARCEL 1, AS RESERVED IN THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1952 AND KNOWN AS TRUST NUMBER 35825 TO MODERN SUBURBAN HOMES, INC., A CORPORATION OF ILLINOIS, DATED FEBRUARY 16, 1955 AS DOCUMENT NUMBER 16153877, OVER AND UPON THE FOLLOWING DESCRIBED LAND:

THE WEST 33 FEET OF THE FOLLOWING DESCRIBED LAND:

ALL THAT PART OF THE FOLLOWING TRACT IN EAST 2/3 OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID TRACT 205 FEET WEST OF THE NORTH EAST CORNER THEREOF AND RUNNING THENCE WEST ALONG SAID NORTH LINE 255.54 FEET TO THE CENTER LINE OF DICKENS ROAD, A PRIVATE ROAD; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE 150 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVED LINE HAVING A RADIUS OF 2864.82 FEET CONVEX EASTERLY 20.5 FEET TO ITS INTERSECTION WITH A LINE 170.5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE EAST PARALLEL WITH SAID NORTH LINE 255.61 FEET TO A POINT 205 FEET WEST OF THE EAST LINE OF SAID TRACT AND THENCE NORTH PARALLEL WITH SAID EAST LINE 170.5 FEET TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 0424412043

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# UNOFFICIAL COPY

Address of Real Estate: 207 Dickens Road, Northfield, Cook  
County, Illinois 60093.

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:

Subject to the terms of said Trust Agreement, the Trustee has full power and authority to sell at public or private sale, contract to sell, grant options to purchase, convey, exchange, transfer and otherwise deal with any property for such price and upon such terms as the Trustee deems advisable; to enter into leases for any period of time, though commencing in the future or extending beyond the duration of the trust; to borrow money from any lender, extend or renew any indebtedness and mortgage, pledge or otherwise encumber any property; to employ agents, attorneys, investment counsel, accountants, brokers, custodians and proxies and to delegate to them such powers as the Trustee deems advisable; to divide or distribute any property in undivided interests or in kind, or partly in cash and partly in kind, to value property so divided or distributed, and to sell any property in order to make division or distribution; to execute contracts, notes, conveyances and other instruments, whether or not containing covenants and warranties binding upon and creating a charge against the trust or excluding personal liability; and to perform any other acts necessary or appropriate for the proper administration of the trust, execute and deliver necessary instruments, and give full receipts and discharges.

No person dealing with the Trustee shall be under any obligation to see to the application of any money paid to the Trustee or to inquire into the validity or propriety of any act of the Trustee or into any of the provisions of said Trust Agreement. Any person dealing with the Trustee may assume that the trust is in full force and effect. Legal title to the property of the trust shall be and remain vested in the Trustee from time to time acting without any transfer by or to any retiring or incoming Trustee.

And the 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.

DATED this 19th day of March, 1993.

Alice Blum  
Alice Blum

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ALICE BLUM, 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

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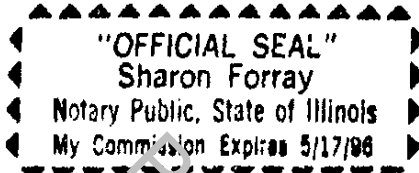
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purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of March, 1993.

My Commission Expires: 5/17/96



*Sharon Furray*  
Notary Public

This instrument was prepared by Jordan A. Klein, Sidley & Austin, One First National Plaza, Chicago, Illinois 60603.

MAIL TO:  
Jordan A. Klein  
Sidley & Austin  
One First National Plaza  
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:  
Carol Blum, Trustee  
c/o Blum  
207 Dickens Road  
Northfield, Illinois 60093



Property of Cook County Clerk's Office

93228646

SWORN EXEMPT STATEMENT

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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: March 29, 1993

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Notary Public this 29th day of March 1993



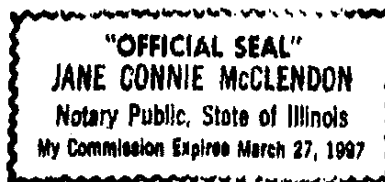
Notary Public Jane Connie McCleendon

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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: March 29, 1993

Signature: [Signature]  
Grantee or Agent

Subscribed and Sworn before me by the said Notary Public this 29th day of March 1993



Notary Public Jane Connie McCleendon

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
111 N. LAUREL ST. CHICAGO, IL 60602  
TEL: 312.603.4000 FAX: 312.603.4001  
WWW.COOKCOUNTYCLERK.COM

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