

UNOFFICIAL COPY

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WARRANTY DEED IN TRUST

The Grantors, GORDON N. STOWE and BETTY JANE STOWE, husband and wife, of the Village of Barrington, County of Cook, and State of Illinois, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration paid, convey and warrant to GORDON N. STOWE, not individually, but as trustee of the DECLARATION OF TRUST OF GORDON STOWE UAD December 30, 1993, (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 situated in Cook County, Illinois:

LEGAL DESCRIPTION: LOTS 63 AND 64 IN PALWAUKEE BUSINESS CENTER UNIT NUMBER 3, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 03-11-410-009-0000 and 03-11-410-010-0000

Address of Real Estate: 586 Palwaukee Drive - Lot 63 and Lot 64, Wheeling, Illinois

THIS WARRANTY DEED IN TRUST IS SUBJECT TO: covenants, conditions and restrictions of record, and general real estate taxes for 1993 and subsequent years.

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 are 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 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 in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise 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, 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 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 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, her 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 the said grantors 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 on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seal on June 8, 1994.

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Exempt under Real Estate Transfer Tax Act, Sec. 4
Par. e & Cook County Ord. 95104
Date 6/8/94 Sign: Neil L. Bergman

Gordon N. Stowe
GORDON N. STOWE (SEAL)

Betty Jane Stowe
BETTY JANE STOWE (SEAL)

State of Illinois)
) ss.
County of Cook)

DEPT-81 RECORDING \$25.50
T#8888 TRAM \$253 06/29/94 10:29:00
#2729 # J33 #--94-567582
COOK COUNTY RECORDER

IMPRESS SEAL HERE I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GORDON N. STOWE and BETTY JANE STOWE, husband and wife, personally known to me to be the same persons 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 8 day of June, 1994.

Commission expires July 25 1994

Roberta Barkal
ROBERTA BARKAL
NOTARY PUBLIC

This instrument was prepared by Neil L. Bergman, 650 Dundee Road, Suite 250, Northbrook, IL 60062

MAIL TO: Neil L. Bergman
650 Dundee Road, #250
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:
Gordon Stowe, Trustee
105 Crooked Creek Trail
Barrington, Illinois 60010

" OFFICIAL SEAL "
ROBERTA BARKAL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP: 7/25/94

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STATEMENT BY GRANTOR AND GRANTEE

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 laws of the State of Illinois.

Dated: June 22, 1994

Signature: _____

[Handwritten Signature]
Grantor or Agent

The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated: June 22, 1994

Signature: _____

[Handwritten Signature]
Grantor or Agent

STATE OF ILLINOIS)

)SS.

COUNTY OF COOK)

SHARON
I, GEHR DIAZ, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that NEEL L. BERGMAN 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 s/he signed, sealed and delivered the said instrument as her/his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of JUNE, 1994

[Handwritten Signature]

Notary Public

My commission expires: 2-14-98



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.

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