

UNOFFICIAL COPY

(CAUTION) Consult a lawyer before using or acting under this form. Neither the publisher nor the author of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR **PAUL E. LARSEN AND ELIZABETH H. LARSEN, his wife,**

94711992

of the County of **Cook** and State of **Illinois**
for and in consideration of Ten & 00/100 (\$10.00)-----
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT /QUIT CLAIM) * unto
**PAUL E. LARSEN AND ELIZABETH H. LARSEN AS
CO-TRUSTEES OF THE PAUL E. LARSEN AND ELIZABETH H.
LARSEN REVOCABLE TRUST AGREEMENT DATED 3/25/92**

(The Above Space For Recorder's Use Only)

do hereby create under the provisions of a trust agreement dated the ----- day of ----- 1992 and known as Trust
Number ----- (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** and State of
Illinois, to wit:

See Exhibit "A" attached hereto.

94711992

Permanent Real Estate Index Number(s) **05-19-324-090-000 Vol. 100**
Address(es) of real estate **24 The Landmark, Northfield, 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:

All 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 in 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 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 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, or 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 in connection with 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 to inquire into any of the terms of said trust agreement, and every 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 us, 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.

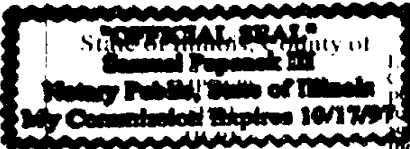
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor 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 grantor **Paul E. Larsen and Elizabeth H. Larsen** hereunto set their hand and seal this **27th** day of **July**, 19**94**.

(SEAL)

Paul E. Larsen (SEAL)
Paul E. Larsen
Elizabeth H. Larsen
Elizabeth H. Larsen



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Paul E. Larsen and Elizabeth H. Larsen** 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 they signed, read 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 **27th** day of **July**, 19**94**.

My Commission expires **10/17/97** in **19**.

Samuel Papanek, III
NOTARY PUBLIC

This instrument was prepared by **Samuel Papanek, III, 1625 Shermer Road, Northbrook, IL 60062** (NAME AND ADDRESS)

*USE WARRANT FOR QUIT CLAIMS PARTIES DESIRE

MAIL TO { **Samuel Papanek, III**
Erickson - Papanek
1625 Shermer Road
Northbrook, IL 60062
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Paul E. & Elizabeth H. Larsen
(Name)
24 The Landmark
(Address)
Northfield, IL 60093
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO

27 94

Buyer, Seller or Representative
Elizabeth H. Larsen
7-27-94
Date
Tax Act.
Exempt under provisions of ILL. REVENUE CODE SECTION 4-101.5

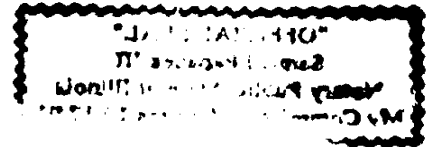
UNOFFICIAL COPY

Deed in Trust

10

GEORGE E. COLE,
LEGAL FORMS

Property of Cook County Clerk's Office



3-27-1993

UNOFFICIAL COPY

SCHEDULE "A"

All right, title and interest in and to the following described real property situated in the State of Illinois, County of Cook, Village of Northfield:

PARCEL 1:

Lot 24 in The Landmark of Northfield, being a Subdivision of part of the Southwest Quarter of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian, according to the Plan thereof recorded on December 3, 1980, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 25690960, in Cook County, Illinois.

PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Preservation Declaration of The Landmark dated December 3, 1980, and recorded December 3, 1980, as Document No. 25691004 in Cook County, Illinois.

PARCEL 3:

Easement for the Benefit of Parcel 1, as created by grant from the following: Illinois Bell Telephone Company, a corporation of Illinois to Maywood-Proviso State Bank, as Trustee under Trust Agreement dated January 2, 1970, and known as Trust Number 2610 dated January 9, 1979 and recorded February 9, 1979 as Document 24839084 of the right, privilege and authority to construct, reconstruct, repair, maintain and operate a power line, under and through part of the Land.

The East 12 feet, except the North 45.10 feet of that part of the South 21 acres of the Southwest 1/4 of Section 19, Township 42 North, Range 13 East of the Third Principal Meridian, described as follows:

Beginning at a point on the South line of the Southwest 1/4 aforesaid, 250.79 feet East of the intersection of said South line with the Easterly Right of Way line of Public Service Company of Northern Illinois (as measured along said South line); thence West along the South line of said Southwest 1/4, a distance of 100.79 feet to a point; thence Northwesterly along a line 150 feet East of and parallel with the Easterly line of the aforesaid Right of Way (as measured on said South line), a distance of 360.38 feet to a point on the North line of Happ's Subdivision of the South 107 acres of said Southwest 1/4; thence East along said North line, a distance of 181.74 feet to a point 345.72 feet West of the center line of Happ Road (as measured on said North line); thence South at right angles to said North line, a distance of 45.1 feet to a point; thence East parallel with said North line,

94711992

UNOFFICIAL COPY

SCHEDULE "A" CONTINUED

a distance of 6.33 feet to a point; thence South, a distance of 304.48 feet to the point of beginning, in Cook County, Illinois.

SUBJECT TO: General real estate taxes and special assessments not due and payable as of the date hereof and subsequent years; applicable zoning and building laws and ordinances; the Plat of The Landmark of Northfield, the Preservation Declaration of The Landmark and By-Laws of The Landmark Residence Preservation Association, including all amendments and exhibits thereto, and including all of the covenants, conditions, easements and restrictions set forth therein; covenants, conditions, restrictions and other matters of record; private, public and utility easements, and roads and highways, if any; encroachments, overlaps, and boundary line disputes, if any; right of the Public, the State of Illinois and the Village of Northfield in and to that part of Outlot "A" as shown on the Plat of The Landmark of Northfield presently taken or used for road purposes; rights of the Public and of the Village of Northfield in and to that part of the Property lying Northeastern of a line 40 feet West of and parallel with the center line of Loop Road for water supply purposes, on petition of the Village of Northfield filed June 11, 1929 in County Court as Case No. 61944; rights of the Public and of the Village of Northfield in and to that part of land lying Easterly of a line drawn 40 feet Westerly of and parallel to the Easterly line of the Property, condemned for street purposes on petition of the Village of Northfield filed June 11, 1929 as Case No. 61944, County Court; party wall rights and agreements, including, without limitation those contained in the Preservation Declaration of The Landmark; leases and licenses, and agreements relating to landscaping, maintenance, repair, snow removal, refuse, or other services to, for or on the demised premises and Outlot "A" as shown on the Plat of The Landmark of Northfield.

34722992

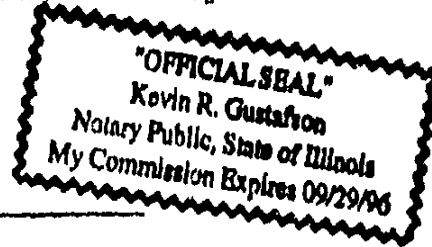
UNOFFICIAL COPY

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 the laws of the State of Illinois.

Dated Aug 3, 1994 Signature: [Signature]
Grantor or Agent

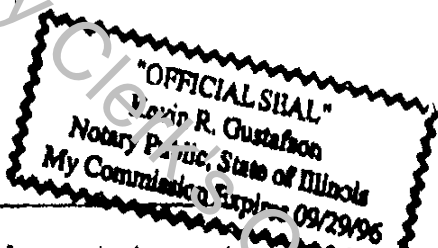
Subscribed and sworn to before me by the said Agent this 3 day of August, 1994.
Notary Public [Signature]



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 August 3, 1994 Signature: [Signature]
Grantee or Agent

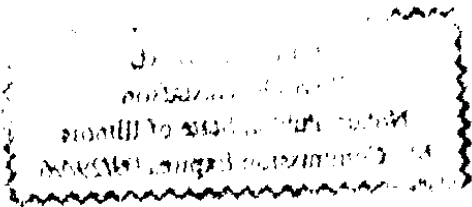
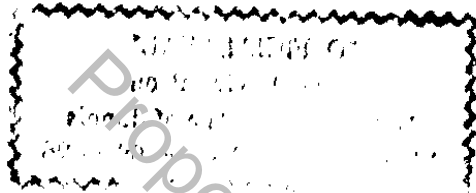
Subscribed and sworn to before me by the said Agent this 3rd day of August, 1994.
Notary Public [Signature]



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.)

UNOFFICIAL COPY



Property of Cook County Clerk's Office