



Deed In Trust

UNOFFICIAL COPY 94808072

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THIS INDENTURE WITNESSETH, That the Grantor Peter P. Jansen married to Barbara S. Jansen

of the County of Cook of Ten and No/100 (\$10.00) for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, convey and warrant unto NBD BANK, an Illinois Banking Corporation, as Trustee Under the provisions of a trust agreement dated the 6th day of May known as Trust Number 4710-AH the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

City of Rolling Meadows Department of Finance and Administration Real Estate Transfer Tax Exempt SECT 17-105 Amount \$0.00 Agent [Signature]

Exempt Under Provisions of Sec. 105 of the Real Estate Transfer Stamp Tax Act of 1974 of the County of Cook, Illinois Tax Ordinance, and Deced. 918194 Agent: [Signature]

Common Address: 5200 Carriage Way, Unit 127, Rolling Meadows, IL 60008 Permanent Property Tax Identification Number: 08-08-301-057-1027

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 subdivide 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 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 consideration 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, part 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 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 liability of their predecessor in 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, 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 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 aforesaid in hereunder set his hand and seal this 8th day of SEPTEMBER 19 94.

[Signature] Peter P. Jansen (Seal) [Signature] Barbara S. Jansen (Seal) Barbara S. Jansen for purposes of releasing Homestead rights only (Seal)

After recordation this instrument should be returned to

This instrument was prepared by:

JOEL GOLDMAN ATTORNEY AT LAW 3701 ALGONQUIN RD. ROLLING MEADOWS, IL 60008

Joel Goldman, Esq. 3701 Algonquin Road, Suite 310 Rolling Meadows, Illinois 60008

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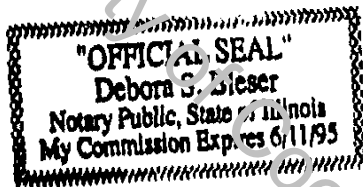
State of Illinois)

County of Cook)

I, DEBORA S. BUESER, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Peter P. Jansen married to Barbara S. Jansen and Barbara S. Jansen for purposes of releasing homestead rights only

personally known to me to be the same person B whose name B 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 8th day of SEPTEMBER, 19 94.



Debora S. Bueser
Notary Public

09-09-94 09:31
RECORDING 27.00
MAIL 0.50
94808072

COOK COUNTY
RECORDER
JESSE WHITE
ROLLING MEADOWS

Send Tax Bills to:

PETER P. Jansen
3104 BROOKMEADE
ROLLING MEADOWS IL 60008

94808072

~~CONFIDENTIAL~~
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Legal Description 08-08-301-057-1027

PARCEL 1: Unit No. 127 in The Carriage Way Court Condominium Building No. 5200, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

That part of Lots 4 and 5 of Three Fountains at Plum Grove (according to the Plat thereof recorded July 8, 1968 as Document No. 20543261) being a Subdivision in Section 8, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the most Southerly corner of Lot 5 aforesaid; thence North 00 degrees 00' 00" East along the East line thereof 350.00 feet to a corner thereof; thence North 36 degrees 25' 23" West along the Northeasterly line of Lot 5 aforesaid 222.69 feet; thence South 53 degrees 34' 37" West (at right angles thereto) 81.34 feet to the point of beginning; thence South 49 degrees 37' 52" West 197.00 feet; thence North 40 degrees 22' 08" West 89.0 feet; thence North 49 degrees 37' 52" East 108.00 feet; thence North 40 degrees 22' 08" West 143.05 feet; thence South 49 degrees 37' 52" West 108.00 feet; thence North 40 degrees 22' 08" West 89.0 feet; thence North 49 degrees 37' 52" East 197.00 feet; thence South 40 degrees 22' 08" East 321.05 feet to the place of beginning, in Cook County, Illinois, which Survey is attached as Exhibit "B" to the Declaration of Condominium for Building No. 5200 recorded in the Office of the Cook County Recorder of Deeds as Document No. 25945969 together with its undivided percentage interest in the common elements.

ALSO:

Rights and easements appurtenant to the above described real estate, and the rights and easements for the benefit of said property as set forth in the aforementioned Declaration and the rights and easements as set forth in said Declaration for the benefit of the remaining property described therein.

PARCEL 2: Rights and easements appurtenant to the above described real estate and the rights and easements for the benefit of said property as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for The Carriage Way Court Homeowner's Association dated the 9th day of July, 1981 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25945355, which is incorporated herein by reference thereto, also, easements appurtenant to the remaining property described in said Declaration, the easements thereby created for the benefit of said remaining property.

PARCEL 3: Easements appurtenant to and for the benefit of Parcel 1 as set forth in Grant of Easements dated September 25, 1968 and recorded October 18, 1968 as Document No. 20649594 and as created by Deed from Three Fountains East Development Associates, a Limited Partnership, to Anthony R. Licata dated November 23, 1979 and recorded January 3, 1980 as Document No. 25303970 for ingress and egress over and across Lot 2 in Three Fountains at Plum Grove Subdivision, in Cook County, Illinois.

PARCEL 4: Easements appurtenant to and for the benefit of Parcel 1 over the North 60 feet of that part of Lot 1 falling within the East 1/2 of the West 1/2 of Section 9 aforesaid for the purpose of reasonable pedestrian traffic as created by Grant of Easement made by Hibbard, Spencer Bartlett Trust to Three Fountains East Development Associates, a Limited Partnership, recorded June 20, 1969, as Document No. 20877478 in Cook County, Illinois.

PIN: 08-08-301-057-1027

Address: 5200 Carriage Way, Unit 127, Rolling Meadows, IL 60008

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Property of Cook County Clerk's Office

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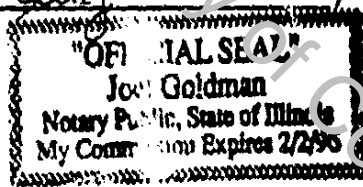
STATEMENT BY GRANTOR AND GRANTEE

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 the laws of the State of Illinois

Dated: Aug 31, 1994

Signature: Peter Jansen
Grantor or agent

Subscribed and sworn to before me by the said Grantor this 31st day of Aug, 1994.



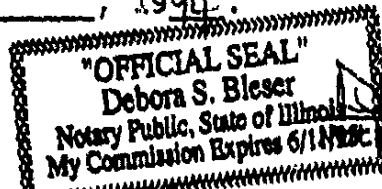
Debra S. Bleser
Notary Public

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: Sept 8, 1994

Signature: Julie J...
Grantee or agent

Subscribed and sworn to before me by the said Grantee this 8th day of September, 1994.



Debora S. Bleser
Notary Public

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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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this 12th day of January, 1912.

Property of Cook County Clerk's Office