

# UNOFFICIAL COPY

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## DEED IN TRUST

We, Ronald B. Stuart and Matilda A. Stuart, his wife, of Glenview, Cook County, Illinois, for and in consideration of ten (\$10.00) dollars paid, grant, convey and warrant to Ronald B. Stuart and Matilda A. Stuart, of Glenview, Cook County, Illinois, as Trustee of the Stuart Roundup Trust created by instrument dated August 25, 1994, and all successors in trust, the land in Cook County, Illinois, being more particularly described as follows:

Unit No. 22-A as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): That part of Block 2, in Valley Lo-Unit 5, being a Subdivision in Section 23, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows:

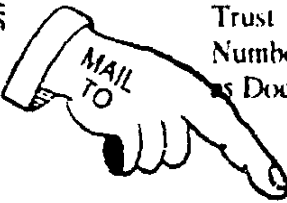
Commencing on the North line of said Block 2, at a point which is 1516.93 feet East from the North West corner of said Block 2, and running thence South along a line perpendicular to said North line of Block 2, a distance of 316.94 feet, to a point on the Northeasterly line of Wildberry Drive, which is also the point of beginning at the most Westerly corner of said part of Block 2 hereinafter described; thence Southeastwardly along said Northeasterly line of Wildberry drive, being here the arc of a circle convex to the North East and having a radius of 80.0 feet, a distance of 29.27 feet; thence continuing Southeastwardly along said Northeasterly line of Wildberry Drive, being here a straight line tangent to said last described curved line, a distance of 112.00 feet to a point of curve; thence continuing Southeastwardly along said Northeasterly line of Wildberry Drive, being here the arc of a circle convex to the South West and having a radius of 20.0 feet, a distance of 15.71 feet, to a point of tangent in that North line of Wildberry Drive, which is 60.50 feet North from the South line of said Block 2; thence East along said North line of Wildberry Drive, a distance of 188.44 feet to the Easterly line of said Block 2, thence Northwardly along said Easterly line of Block 2 (being also the Westerly line of Waukegan Road), a distance of 95.85 feet, to an intersection with a line 322.17 feet South from and parallel with said North line of Block 2; thence West along the last described parallel line, a distance of 162.40 feet, to an intersection with a line which is perpendicular to the North line of said Block 2, and which intersects the North line of said Block 2 at a point which is 1652.77 feet East from the North West corner of said Block 2; thence North along said last described perpendicular line, a distance of 5.23 feet; and thence West along a straight line, a distance of 135.84 feet, to the point of beginning, which said survey is attached as Exhibit "A" to a certain Declaration of Condominium Ownership made by North West National Bank, as Trustee under Trust Agreement dated February 2, 1971 and known as Trust Number 1007, and recorded in the Office of the Recorder of Deeds as Document No. 22381922 together with an undivided 16.79 per cent

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EXEMPT FROM RECORDING BY ORDINANCE 11-1-83  
DATE 11-13-94

DEPT-01 RECORDING \$31.00  
15666 TRAN 7275 09/23/94 11:06:00  
49239 # L.C. \*-94-830151  
COOK COUNTY RECORDER



BOX 408

3/1/99  
C/S

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interest in said parcel (excepting from said parcel all the property and space comprising all the units thereon as defined and set forth in said Declaration of Condominium and Survey) all in Cook County, Illinois.

Address of Property: 1700A Wildberry Drive, Glenview, IL 60025-1752

Permanent Index Number: 04-23-302-048-1001

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Instrument set forth.

Full power and authority are hereby granted to said Trustee and any successor Trustee to sell any trust property for cash or on credit, at public or private sales; to exchange any trust property for other property; to grant options, to purchase or acquire any trust property; and to determine the prices and terms of sales, exchanges and options, to operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; to release or dedicate any interest in real estate; to take any action with respect to conserving or realizing upon the value of any trust property, and with respect to foreclosures, reorganizations or other changes affecting the trust property; to execute contracts, notes, conveyances and other instruments, including instruments containing covenants and warranties binding upon and creating a charge against trust property, and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of other trusts or estates, including those in which any beneficiary hereunder has any interest, even though any such trustee or representative is also Trustee hereunder, and in any such transaction to purchase property, or make loans on notes secured by property, even though similar or identical property constitutes all or a large portion of the balance of trust property, and to retain any such property or note; and to continue to exercise any powers and discretion for a reasonable period after the termination of the trust, but only for so long as no rule of law relating to perpetuities would be violated.

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 the trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee 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 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 Deed and in the trust instrument 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.

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The interest of each and every beneficiary 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 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 seals on August 25, 1994.

*Ronald B. Stuart* (SEAL)  
RONALD B. STUART

*Matilda A. Stuart* (SEAL)  
MATILDA A. STUART

WITNESS:

*William J. ...*  
*Fiona L. Jussler*

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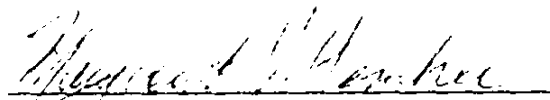
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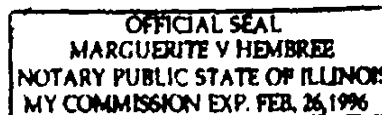
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald B. Stuart and Matilda A. Stuart, his 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 on August 25, 1994.

  
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

Ronald B. Stuart, Trustee  
Stuart Roundup Trust  
1700A Wildberry Drive  
Glenview, IL 60025-1752

This instrument was prepared by:

Carter Howard  
Schiff Hardin & Waite  
7200 Sears Tower  
Chicago, Illinois 60606  
(312) 258-5529

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DECEDENT'S BIRTH NO.

REGISTRATION  
(DISTRICT NO) **1623**  
REGISTERED  
NUMBER **770**

STATE OF ILLINOIS

STATE FILE  
NUMBER

## MEDICAL CERTIFICATE OF DEATH

Type or Print in PERMANENT INK See Funeral Directors, Hospital, or Physicians Handbook for INSTRUCTIONS	DECEASED-NAME FIRST MIDDLE LAST		SEX	DATE OF DEATH MONTH DAY YEAR	
	LOIS <del>OSMAN</del> MARION STUART		Female	June 5, 1991	
A <b>DECEASED</b>	CITY OF DEATH	AGE LAST BIRTHDAY YEAR MONTH DAY	URGE IN YEAR MONTH DAY	URGE IN DAY MONTH YEAR	DATE OF BIRTH MONTH DAY YEAR
	Cook	52 66	12	12	December 3, 1924
B	6a City or Town, Twp. or Road (District Number)		6b Hospital or Other Institution (Name if not neither give street and number)		6c Inpatient
	Evanston		Evanston Hospital		Inpatient
C	7a City and State of Birth		8a Married		9 No
	Ottawa, IL		8b Married		No
D	10 Social Security Number		11a Usual Occupation		11b Real Estate
	347-18-2764		Agent		12 12
E	13a Resident Street and Number		13b City, Town, Twp. or Road (District No)		13c Yes 13d Cook
	1702 A Wildberry Drive		Glenview		Yes
F	13e State	13f ZIP Code	14a Race (White, Black, American Indian, etc. Specify)	14b Hispanic Origin (Specify No or Yes - If Yes Specify Cuban, Mexican, Puerto Rican, etc.)	
	Illinois	60025	White	NO YES SPECIFY	
<b>PARENTS</b>		15 FATHER-NAME FIRST MIDDLE LAST		16 MOTHER-NAME FIRST MIDDLE (MAIDEN) LAST	
		Rudolf Osman		Edna Morrison	
17a Informant's Name (Type or Print)		17b Relationship		17c Mailing Address (Street and No. or P.O. City or Town, State, ZIP)	
Mr. Ronald B. Stuart		Husband		1700 A Wildberry Dr., Glenview, IL 60025	
<b>18 PART I</b>		Enter the disease or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or trauma. List only one cause on each line.			
3 Immediate Cause (Final disease or condition resulting in death)		(a) <b>Liver Cancer</b>		1 Year.	
CONDITIONS IF ANY WHICH GIVE RISE TO IMMEDIATE CAUSE (a) STATING THE UNDERLYING CAUSE LAST		(b) DUE TO OR AS A CONSEQUENCE OF			
PART II Other significant conditions contributing to death but not resulting in the underlying cause under PART I		AUTOPSY (YES/NO)		19a NO 19b	
DATE OF OPERATION IF ANY		20b MAJOR FINDINGS OF OPERATION		IF FEMALE WAS THERE A PREGNANCY IN PAST THREE MONTHS? 20c YES/NO	
I DO NOT ATTEND THE DECEASED AND I LAST SAW HIM HER ALIVE ON		MONTH DAY YEAR		WAS CORNER OR MEDICAL EXAMINER NOTIFIED? YES/NO	
21a 6-5-91		NO		21c HOUR OF DEATH	
22a SIGNATURE		22b DATE SIGNED		22c ILLINOIS LICENSE NUMBER	
Richard A. Knop		6-7-91		036059856	
NAME AND ADDRESS OF CERTIFIER		22c NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER		NOTE: IF AN INQUIRY WAS INVOLVED IN THIS DEATH THE CORNER OR MEDICAL EXAMINER MUST BE NOTIFIED	
RICHARD A. KNOP, 2650 N. RIDGE AVENUE					
<b>DISPOSITION</b>		24a Burial		24b Cemetery or Crematory-Name	
		Spring Lake		24c Location City or Town State	
		24d Date Month Day Year		24e Date Month Day Year	
		June 8, 1991		June 8, 1991	
25a N.H. Scott & Hebblethwaite, 1240 Waukegan Road, Glenview, IL 60025		25b Funeral Director's Signature		25c Funeral Director's Illinois License Number	
Harman H. Scott		25d Local Registrar's Signature		25e Date Filed by Local Registrar Month Day Year	
L. L. Brown		25f Date Filed by Local Registrar Month Day Year		June 7, 1991	

I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the decedent named in Item 1, and that this record was established and filed in my office in accordance with the provisions of the Illinois Vital Records Act.

DATE June 7, 1991

SIGNED

AT EVANSTON

Illinois OFFICIAL TITLE LOCAL REGISTRAR

The original record of this death is permanently filed with the ILLINOIS DEPARTMENT OF PUBLIC HEALTH at Springfield. County clerks and local registrars are authorized to make certifications from copies of the original record. The Illinois statutes provide that the certification of a death record by the Department of Public Health, local registrar or county clerk shall be prima facie evidence in all courts and places of the facts therein stated.

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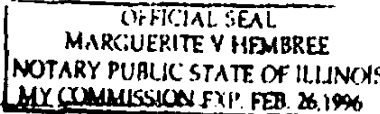
## STATEMENT BY GRANTOR AND GRANTEE

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 2/17/96, 1996 Signature: \_\_\_\_\_

Marguerite V Hembree  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 1996.  
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 2/17/96, 1996 Signature: \_\_\_\_\_

Marguerite V Hembree  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 1996.  
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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