

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Keith Spong, Attorney at Law

NAME

P. O. Box 807

ADDRESS

Elgin, IL 60120

CITY & STATE



94054818

DEPT-01 RECORDING \$27.50
T#0000 TRAN 6152 01/18/94 12:38:00
#9117 # *-94-054818
COOK COUNTY RECORDER

THE GRANTOR WAYNE L. WAGNER, divorced and not since remarried,

of the City of Palatine County of Cook State of Illinois
for and in consideration of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable considerations in hand paid.

CONVEY and WARRANT to RICHARD P. NAGEL, as Trustee of the Richard P. Nagel Trust
No. 1 created under Declaration of Trust dated October 31, 1990, and as amended and restated
on September 27, 1993, of the City of Palatine County of Cook State of Illinois
the following described Real Estate situated in the County of Cook, in the State of Illinois,
to-wit: Cook

(See attached legal description.)
attached as Exhibit A

SUBJECT TO: Covenants, conditions and restrictions of record and general
real estate taxes for the year 1993 and subsequent years.

PIN: 02-10-307-064-0000

ADDRESS: 999 North Auburn Woods Drive, Palatine, Illinois 60067

Grantor hereby grants to Grantee, as Trustee aforesaid, those additional powers
set forth on Exhibit B attached hereto

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Laws of the State of Illinois.

DATED this 29th day of December 19 93

Wayne L. Wagner by (Seal) (Seal)
Wayne L. Wagner, by Hilary T. Scantlebury, POA
Hilary T. Scantlebury (Seal) (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

Richard P. Nagel	1249 Whytecliff	
Name of Grantee	Palatine, Illinois	60067
	Address	Zip
Richard P. Nagel	999 North Auburn Woods Drive	60067
Name of Taxpayer	Palatine, Illinois	60067
	Address	Zip
R. STEVEN POLACHEK, Attorney at Law	18-3 East Dundee Road, # 208	60010
Name of Person Preparing Deed	Barrington, Illinois	60010
	Address	Zip

This conveyance must contain the name and address of the grantee. (Ch. 34:3-5026), name and address for
tax billing. (Ch. 34:3-5020) and name and address of person preparing the instrument. (34:3-5022)

1908014-1160

94054818

COOK COUNTY - ILLINOIS TRANSFER STAMP

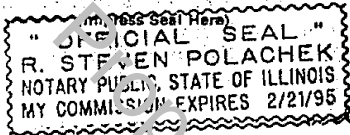
2750

UNOFFICIAL COPY

STATE OF ILLINOIS }
County of Lake } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WAYNE L. WAGNER, divorced and not since remarried,
BY HILARY T. SCANTLEBURY Under Power of ATTORNEY
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 he signed, sealed and delivered the said instrument as his 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 notarial seal this 29th day of December, 1993



[Signature]
Notary Public
Commission Expires 2/21/95

Exhibit A

THAT PART OF LOT 11 IN AUBURN WOODS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1987, AS DOCUMENT NO. 87309313, AND RERECORDED SEPTEMBER 15, 1987, AS DOCUMENT 87504960, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 11; THENCE SOUTH 50 DEGREES 33 MINUTES 08 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 62.67 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE OF LOT 11 AND RUNNING NORTH 39 DEGREES 28 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 102.76 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 11; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 11, BEING A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 165.00 FEET, HAVING A CHORD BEARING OF NORTH 42 DEGREES 54 MINUTES 54 SECONDS EAST FOR AN ARC DISTANCE OF 22.18 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT 11; THENCE SOUTH 60 DEGREES 31 MINUTES 24 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 113.28 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 4.435 SQUARE FEET, MORE OR LESS.

State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 4, Section 4, of the Real Estate Transfer Tax Act.

Dated this _____ day of _____ 19____

Signature of Buyer-Seller or their Representative

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
RECORDED
RECORNER'S STAMP
014434
REVENUE STAMP JAN 18 93
11750
COOK COUNTY REAL ESTATE TRANSFER TAX

Printed by Recorder for use in Cook County, Illinois

RECORDER
Recorder

WARRANTY DEED
FROM _____
TO _____

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Exhibit B 094054313

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 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 futuro, 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 any 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 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.

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

01054818

UNOFFICIAL COPY

PLAT AND AFFIDAVIT
04054818

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Keith A. Spang, being duly sworn o
ath, states that he resides at 2425 Royal Blvd.
Elgin, Ill.. That the attached deed is not
in violation of Section 1 of Chapter 109 of the Illinois Revised
Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining
property to the premises described in said deed;

-OR-

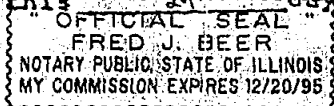
the conveyance falls in one of the following exemptions as
shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts
of 5 acres or more in size which does not involve any new
streets or easements of access.
3. The divisions of lots or blocks of less than 1 acre in any
recorded subdivision which does not involve any new streets
or easements of access.
4. The sale or exchange of parcels of land between owners of
adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for
use as right of way for railroads or other public utility
facilities, which does not involve any new streets or
easements of access.
6. The conveyance of land owned by a railroad or other public
utility which does not involve any new streets or easements
of access.
7. The conveyances of land for highway or other public purposes
or grants or conveyances relating to the dedication of land
for public use or instruments relating to the vacation of
land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyance
9. The sale or exchange of parcels or tracts of land existing at
the date of the amendatory Act into no more than 4 parts and
not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the
purpose of inducing the Recorder of Deeds of Cook County,
Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me
this day of December, 1943.



Keith A. Spang

Fred J. Beer

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STATE OF ILLINOIS

()

COUNTY OF COOK

Being duly sworn to, I, the undersigned, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois.

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RECORDED AND INDEXED
MAY 1 1955
CLERK OF COOK COUNTY