

UNOFFICIAL COPY

DEED IN TRUST - WARRANTY

96328990

THIS INDENTURE, WITNESSETH, THAT
THE GRANTOR, Terence A. Boiger
a married man,

of the County of Cook and State
of Illinois, for and in
consideration of the sum of Ten and no/100
Dollars (\$ 10.00) in hand paid, and
of other good and valuable considerations, receipt
of which is hereby duly acknowledged, convey and

WARRANT unto AMERICAN NATIONAL BANK
AND TRUST COMPANY OF CHICAGO, a
National Banking Association whose address is 33
N. LaSalle St., Chicago, Illinois, as Trustee under
the provisions of a certain Trust Agreement
dated the 25th day of April, 1996, and known as Trust
Number 5044-AH the following described real estate situated in Cook
County, Illinois, to wit:

DEPT-01 RECORDING \$39.00
T#0012 TRAN 0389 05/01/96 10:56:00
#6548 # ER # -96-328990
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As Southwest Corner of Schaumburg and Roselie Roads, SCHAUMBURG, IL 3900

Property Index Number 07-22-301-013 and 07-22-301-027 and 038

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and
purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A
PART HEREOF.

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 exemption or homesteads from sale on execution
or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal
this 25th day of April of 1996

THIS IS NOT HOMESTEAD PROPERTY.

(SEAL)

Terence A. Boiger
Terence A. Boiger

(SEAL)

Exempt from provisions of Paragraph Section 4,

Real Estate Transfer Tax (SEAL)

(SEAL)

04/30/96

Concealer

Buyer, Seller or Representative

STATE OF ILLINOIS
COUNTY OF COOK

), BONNIE L. BONCZYK
) said County, in the State aforesaid, do hereby certify

a Notary Public in and for

Terence A. Boiger, a married man, personally known to me
to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that he signed, sealed and delivered of said instrument as a 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 seal this 25th day of April 1996

"OFFICIAL SEAL"
Bonnie L. Bonczyk
Notary Public, State of Illinois
My Commission Expires 7/18/96

Bonnie L. Bonczyk
NOTARY PUBLIC

96328990

Prepared By: Arnold Weinberg, Katz Randall & Weinberg, 333 W. Wacker Drive, #1800
Chicago, IL 60606

KRW. 07732 00200

MAIL TO:

American National Bank and Trust Company of Chicago
Box 221

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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 or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement, or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

39157 PF
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE REAL ESTATE
AND ADMINISTRATIVE TRANSFER TAX
DATE 04/30/16
AMT. PAID _____

36328930

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EXHIBIT "A" TO WARRANTY DEED IN TRUST DATED APRIL 25, 1996

That part of the Northeast One-Quarter of the Southwest One-Quarter of Section 22, Township 41 North, Range 10 East of the Third Principal Meridian, and which is more particularly described as follows:

Commencing at the southeast corner of said Lot 2; thence South 86 Degrees 39 Minutes 49 seconds West along and upon the south line of said Lot 2, for a distance of 1108.03 Feet; thence North 00 Degrees 08 Minutes 09 Seconds East along and upon the west line of said Lot 2, for a distance of 1,283.78 Feet; thence North 86 Degrees 41 Minutes 01 Seconds East for a distance of 51.74 Feet; thence South 00 Degrees 08 Minutes 09 Seconds West for a distance of 199.91 Feet; thence North 86 Degrees 41 Minutes 01 Seconds East for a distance of 220.00 Feet; thence North 00 Degrees 08 Minutes 09 Seconds East for a distance of 199.91 Feet; thence North 86 Degrees 41 Minutes 01 Seconds East for a distance of 137.29 Feet to a Point-of-Beginning; thence North 86 Degrees 41 Minutes 01 Seconds East for a distance of 530.35 Feet; thence South 03 Degrees 18 Minutes 59 Seconds East for a distance of 177.00 Feet; thence North 86 Degrees 41 Minutes 01 Seconds East for a distance of 45.82 Feet; thence South 07 Degrees 44 Minutes 22 Seconds East for a distance of 48.63 Feet; thence North 86 Degrees 41 Minutes 01 Seconds East for a distance of 106.78 Feet; thence South 00 Degrees 12 Minutes 29 Seconds West for a distance of 78.37 Feet; thence North 90 Degrees 00 Minutes 00 Seconds West for a distance of 30.04 Feet; thence North 00 Degrees 00 Minutes 00 Seconds East for a distance of 29.00 Feet; thence North 90 Degrees 00 Minutes 00 Seconds West for a distance of 668.83 Feet; thence North 00 Degrees 08 Minutes 09 Seconds East for a distance of 231.75 Feet to the Point-of-Beginning.

Containing 3.3208 Acres or 144,653 Square Feet, more or less, all in the Village of Schaumburg, County of DuPage, State of Illinois.

Cook

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Property of Cook County Clerk's Office

VILLAGE OF SCHAUMBURG
CERTIFICATE OF EXEMPTION

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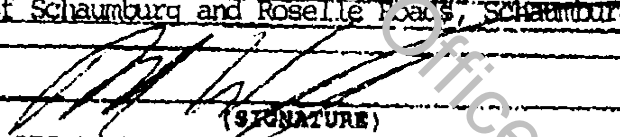
THE UNDERSIGNED Arnold Weinberg HEREBY CERTIFIES THAT THE DEED FROM
Terence A. Bolger to American Nat'l Bk & Tr Co of Chicago, Tr NO. 5044-AH
DATE April 25, 1996 IS EXEMPT FROM THE VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER
TAX AS FOLLOWS:

- (a) Transactions involving property acquired by or from any governmental body, or any transaction involving property acquired by and from a corporation, society, foundation, association or institution organized and operated exclusively for charitable, religious or educational purposes.
- (b) Transactions in which the deeds secure debt or other obligation.
- (c) Transactions in which deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded.
- (d) Transactions in which the actual consideration is less than \$500.00.
- (e) Transactions in which the deeds are tax deeds.
- (f) Transactions in which the deeds are releases of property which is security for a debt or obligation.
- (g) Transactions in which the deeds are pursuant to a court decree.
- (h) Transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization.
- (i) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary's stock.
- (j) Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one or the other shall not be exempt from the tax.
- (k) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the U.S. Government.
- (l) Transactions which are a transfer by lease.
- (m) Transactions for the purchase of a new home from the builder of said home provided that the grantee is the first home purchaser of the unit.
- (n) Transactions where the seller or grantee or any of them has reached the age of 65.

STATE FACTS SHOWING THE APPLICABILITY OF EXEMPTION TO DEED:
Conveyance from Title Holder to his Land Trust

DESCRIPTION OF PROPERTY: Tax identification number, and common address
07-22-301-013, 07-22-301-037 and 07-22-301-038
3.3208 acres of vacant land at the SW corner of Schaumburg and Roselle Roads, Schaumburg, IL

DATE: 04/30/96


(SIGNATURE)

Note: Include a COPY of the Deed or Facsimile ARI to BACK UP the exemption. and \$10.00 for a service charge.

Mail to: Village of Schaumburg/Finance Dept.
101 Schaumburg Court
Schaumburg, IL 60193
Attention: Patty A. Fisher
Phone Number 847/895-0007, Ext. #217
Fax Number 847/895-7806

Please include a self-addressed, stamped envelope.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

Arnold Weinberg

, being duly sworn on oath, states that

resides at 676 Stratton Hill, Glenview, Illinois. That the attached deed is not in violation of 765 ILCS 205/1 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.

- The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 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 easement of access.
- The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- The conveyance 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.
- Conveyances made to correct descriptions in prior conveyances.
- The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two 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.

Arnold Weinberg

SUBSCRIBED and SWORN to before me

this 30 day of April, 1996

Janiece G.R. Waters

Notary Public

"OFFICIAL SEAL"
JANIECE G.R. WATERS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/23/97

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