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TRUSTEE'S DEED

The Grantor, Walter Diem and/or Darlene Diem, Trustees under the Walter Diem Living Trust, dated December 20, 1995, and any amendments thereto, as to an undivided 50% interest; and Darlene Diem and/or Walter Diem, Trustees under the Darlene Diem Living Trust, dated December 20, 1995, and any amendments thereto as to an undivided 50% interest ("Grantor"), for and in consideration of Ten Collars (\$10.00) and other good and value of consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, does hereby convey and quit claim to Lukass R. Franklin and Mari Hoashi Franklin, his wife, of 1942 Haven Ln., Green Oaks, IL 60048 ("Grantee"), in fee simple, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described real estate, situated in the County of Cook and the State of Illinois, to wit:

t claim to Lukassari Hoashi Franklin, his aven Ln., Green Oaks, IL e"), in fee simple, not as non, nor as joint tenants, by the entirety, the bed real estate, situated Cook and the State of

See legal description attached hereto and made a part hercof as Exhibit A.

Permanent Index No.: 01-19-102-011-0000.

Address of real estate: 160 J Bateman, Barrington Hills, IL 60010

Subject to: Real estate taxes for 1997 and subsequent years; building, building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; visible private and public roads and highways and easements therefore; easements for public utilities which do not underlie the improvements upon the property; and drainage dilches, feeders, laterals and drain tile, pipe and other conduit.

IN WITNESS WHEREOF, the Grantors, as Trustees, have hereunto set their hands and seals this $\frac{5+6}{2}$ day of December, 1997

Walter Diem, as Trustee aforesaid

Darlene Diem, as Trustee afofesaid

Maria Sant Will

UNOFFICIAL COPY 5829

State of Illinois)
) SS
County of Kane)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Walter Diem. Trustee, and Darlene Diem, Trustee, 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 as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this ___5 + k__day of December, 1997.

Notary Public

Prepared By:

Diana S. Larson

963 Stonehaver Dr.

Elgin, IL 60123

After Recording

Mail To:

Charles E. Lab, Esq.

P.O. Box 911

Minooka, IL 60447

Mail Tax

Bill To:

Lukass R. and Mari Hoashi Franklin

160 J Bateman

Barrington Hills, IL 60010

DIANA S. LARSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Aug. 28, 1994

UNOFFICIAL COPY 35829



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1410 007693781 EP

STREET ADDRESS: 160 J. BATEMAN

CITY: BARRINGTON HILLS COUNTY: COOK

TAX NUMBER: 01-19-102-011-0000

LEGAL DESCRIPTION:

THAT PART OF THE WEST 1/2 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF PENNY ROAD WITH A LINE THAT IS 190.0 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE WEST LINE OF SAID SECTION 19; THEIR OF NORTHERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 772.90 FEET TO THE SOUTHIRLY RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 63 (DUNDEE ROAD) ; THENCE NORTHE STERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 104.19 FEET TO A POINT ON A LINE THAT IS 290.0 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE WEST LINE OF SECTION 19, AS AFORESAID, FOR THE PLACE OF BEGINNING; THE ACE SOUTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 192.18 FT; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF PENNY ROAD, A DISTANCE OF 1041.79 FEET TO THE CENTER LINE, AS MONUMENTED OF BATEMAN ROAD; THENCE NORTHEASTERLY, ALONG SAIL CENTER LINE, AS MONUMENTED, OF BATEMAN ROAD, BEING ALONG A LINE THAT FORMS AN ANGLE OF 79 DEGREES 45 MINUTES 35 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 252.59 FEET TO AN ANGLE IN SAID CENTER LINE, THENCE NORTHEASTERLY ALONG SAID CENTER LINE WHICH FORMS AN ANGLE OF 2 DECREES 19 MINUTES 56 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 591.70 FEET TO THE SOUTHERLY RIGHT OF WAY LINE EXTENDED NORTHFASTERLY OF STATE BOND ISSUE ROUTE 63 (DUNDEE ROAD) ; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE EXTENDED NORTHEASTERLY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1403.68 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEPETROM THE WEST 69.57 FEET SSI CASO FINCO AS MEASURED PERPENDICULAR TO THE WEST LINE THEREOF, BEING SITUATED IN BARRINGTON TOWNSHIP IN COOK COUNTY, ILLINOIS

UNOFFICIAL COPY 35829

PLAT ACT AFFIDAVIT METES AND BOUNDS

| STATE OF ILLINOIS |) |
|-------------------|---|
| |) |
| COUNTY OF KANE |) |

Walter Diem, being duly sworn on oath, states that he resides at 160 J Bateman, Barrington Hills, IL 60010. 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. The sale or exchange is of an entire tract of land not being part of a larger taget of land.
- 2. The division or subdivision or 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 division is of lots or blocks of less than a cre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The conveyance is 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.
- 5. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
- 6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

- 7. The conveyance is of land for highway or other public purpose or grants or conveyance relating to the dedication of the land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving and new streets of easements of easements.
- 10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and to sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered and surveyor.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Walter Diem

Subscribed and swom to before me this 544 day of December, 1997.

Notary Public

OFFICIAL SEAL

DIANA S. LARSON

NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Express Aug. 23, 1988