

UNOFFICIAL COPY

ILLINOIS DEED IN TRUST

THE GRANTOR, ROBERT W. PATTERSON, a widower and not since remarried, of the Village of Northfield, County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto **SUSAN M. SLOAN**, of 1004 Indian Road, Glenview, Illinois 60025 as Trustee under the provisions of **THE SUSAN M. SLOAN REVOCABLE TRUST DATED**

97162777

DEPT-01 RECORDING 429.00
 T#0012 TRAN 4265 03/10/97 14:36:00
 #1140 # RC #-97-162777
 COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

NOVEMBER 6, 1992 (hereafter referred to as a "said trustee", regardless of the number of trustees of that trust, and as a "said trust agreement"), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
 PERMITTED EXCEPTIONS ATTACHED HERETO AS EXHIBIT B

Address of Real Estate: 485 Landmark Lane, Northfield, Illinois 60093
 Permanent Index Number: 04-14-400-017

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, subject to the Permitted Exceptions set forth on Exhibit A.

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 said trust agreement 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 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 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 her, his or their predecessor in trust.

And the said grantor hereby expressly waives and releases 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 has hereunto set his hand and seal this 6th day of March, 1997.

Robert W. Patterson

 ROBERT W. PATTERSON

BOX 333-CT!

7650097 12 DK1 12/10/97

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11-18-97

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

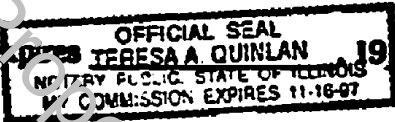
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, ROBERT W. PATTERSON, a widower and not since remarried, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, as his own 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 this 6th day of March, 1997

IMPRESS
SEAL
HERE

Teresa A. Quinlan

My Commission expires

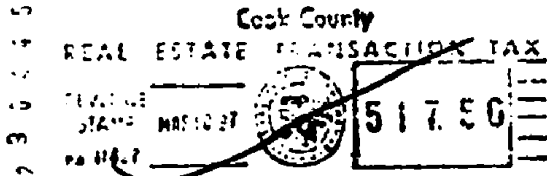
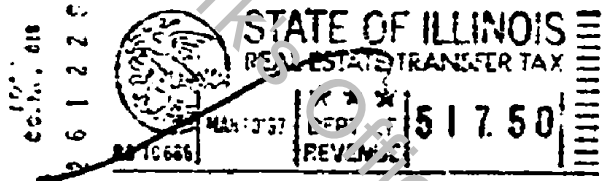
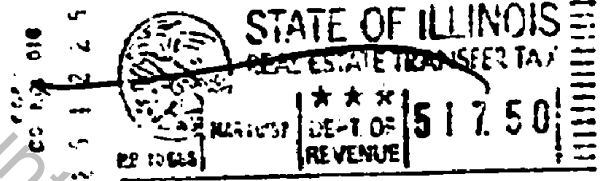


Notary Public

This instrument was prepared by ~~and recorded by~~ Steven J. Heller, Hopkins & Sutter, Three First National Plaza, Suite 4300, Chicago, Illinois 60602.

Mailed to:

Patrick Beamy
Ross + Hordinos
150 North Michigan
Suite 200
Chicago IL 60601



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EXHIBIT A

PARCEL 1:

THE SOUTH 170 FEET OF THE WEST 250 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT AGREEMENT MADE BY AND BETWEEN WILLIAM E. MCADAM AND MARY M. MCADAM, HIS WIFE, AND OTHERS DATED OCTOBER 24, 1960 AND RECORDED JANUARY 11, 1961 AS DOCUMENT 18058761 FOR INGRESS AND EGRESS, TELEPHONE, ELECTRIC AND GAS UTILITIES, UNDERGROUND WATER PIPES AND SANITARY SEWERS AND STORM SEWERS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A STRIP OF LAND 25 FEET IN WIDTH OVER AND ACROSS THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14 AFORESAID, THE SOUTHERLY LINE OF WHICH EASEMENT IS DESCRIBED AS BEGINNING AT A POINT IN THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 190.15 FEET, SOUTH OF THE NORTHEAST CORNER THEREOF, AND RUNNING THENCE WESTERLY ALONG A CURVED LINE, CONVEX AND NORTHEASTERLY AND HAVING A RADIUS OF 833.6 FEET TO A POINT 327 FEET EAST OF THE WEST LINE AND 100 FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14, BEING A POINT OF COMPOUND CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE WITH A RADIUS OF 101.67 FEET CONVEX NORTHEASTERLY TO A POINT 170 FEET NORTH OF THE SOUTH LINE AND 229.15 FEET EAST OF THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14 AFORESAID

PARCEL 3:

EASEMENT 25 FEET IN WIDTH FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT AGREEMENT MADE BY AND BETWEEN WILLIAM E. MCADAM AND MARY M. MCADAM, HIS WIFE, AND OTHERS DATED OCTOBER 24, 1960 AND RECORDED JANUARY 11, 1961 AS DOCUMENT 18058761 FOR SANITARY SEWERS AND STORM SEWERS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE EAST 200 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 AFORESAID, LYING NORTH OF THE NORTH EDGE OF PARCEL 2 HEREBY ABOVE DESCRIBED AND SOUTH OF THE NORTH 125 FEET OF THE SAID EAST 200 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 IN SAID SECTION 14.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT AGREEMENT MADE BY AND BETWEEN WILLIAM E. MCADAM AND MARY M. MCADAM, HIS WIFE, AND OTHERS DATED OCTOBER 24, 1960 AND RECORDED JANUARY 11, 1961 AS DOCUMENT 18058761 FOR THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR AND REPLACE A ROADWAY AND ROAD PAVEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A STRIP OF LAND 9 FEET IN WIDTH OVER AND ACROSS THE EAST 235 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14 AFORESAID, THE NORTHERLY LINE OF WHICH EASEMENT IS DESCRIBED AS BEGINNING AT A POINT IN THE EAST LINE OF THE SOUTH EAST 1/4 OF SECTION 14, 190.15 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, AND RUNNING THENCE WESTERLY ALONG A CURVED LINE CONVEX AND NORTHERLY AND HAVING A RADIUS OF 833.6 FEET TO A POINT 327 FEET EAST OF THE WEST LINE AND 100 FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, AFORESAID IN COOK COUNTY, ILLINOIS

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EXHIBIT B

PERMITTED EXCEPTIONS

General real estate taxes for the second installment of 1996 and subsequent years; building lines and building and liquor restrictions of record not violated by the improvements as built or the use of the real estate as a single family residence; zoning and building laws and ordinances not violated by the improvements as built or the use of the real estate as single family residence; public and utility easements not violated by the improvements as built or the use of the real estate as a single family residence; covenants and restrictions as to use and occupancy not violated by the improvements as built or the use of the real estate as a single family residence; acts suffered by or through the Purchaser.

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STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

ROBERT W. PATTERSON, being duly sworn on oath, states that he resides at 485 Landreth Lane, Northfield, IL 60093. 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:

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

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipelines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyance relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

97162777

CIRCLE NUMBER AND/OR LETTER 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.

Robert W. Patterson
ROBERT W. PATTERSON

SUBSCRIBED and SWORN to before me this 6th day of March, 19 97.

James A. [Signature] OFFICIAL SEAL

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