

# UNOFFICIAL COPY

98472047



QUIT CLAIM DEED IN TRUST  
(ILLINOIS)

=====

**RETURN TO:**

Carol A. Thompson, Atty  
527 Merri-Oaks Rd.  
Barrington, IL 60010

DEPT-01 RECORDING \$35.50  
T#0013 TRAN 3831 06/05/98 10:13:00  
\$7716 \* TB \* -98-472047  
COOK COUNTY RECORDER

**PREPARED BY:**

Carol A. Thompson, Atty.  
527 Merri-Oaks Rd.  
Barrington, IL 60010

**SUBSEQUENT TAX BILLS TO:**

(NO CHANGE)  
Robert C. Morgan, II  
280 Donlea Road  
Barrington Hills, IL  
60010

=====

**GRANTOR,**

**ROBERT C. MORGAN, II**, married to Wendy C. Morgan, 280 Donlea Road, Village of Barrington Hills, County of Cook, State of Illinois 60010

in consideration of Ten Dollars and other good and valuable consideration in hand paid, **CONVEYS** and **QUITCLAIMS** unto

**GRANTEE,**

**ROBERT C. MORGAN II, TRUSTEE OF THE ROBERT C. MORGAN II 1995 TRUST, UNDER DECLARATION OF TRUST DATED NOVEMBER 16, 1995**, of 280 Donlea Road, Village of Barrington Hills, County of Cook, State of Illinois 60010 (hereinafter referred to as "said trustee," regardless of the number of trustees), 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:

(SEE LEGAL DESCRIPTION ATTACHED)

**Permanent Index Number: 01-04-100-021-0000**

**Common Address: 280 Donlea Road, Barrington Hills, IL 60010**

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

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

98472047

S  
P  
N  
M

# UNOFFICIAL COPY

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 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 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 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 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.

# UNOFFICIAL COPY

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.

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 or execution or otherwise.

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set his hand and seal this 5<sup>th</sup> day of May, 1998.

Robert C. Morgan II (SEAL)  
Robert C. Morgan, II

State of Illinois }  
County of Lake }

I, the undersigned Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Robert C. Morgan, II, married to Wendy C. Morgan, 280 Donlea Road, Village of Barrington Hills, County of Cook, State of Illinois 60010, 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 seal, this 5<sup>th</sup> day of May, 1998

Carol A. Thompson  
Notary Public

98472047

AFFIX TRANSFER STAMPS ABOVE  
or

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph E, Section 4 of said Act.

Robert C. Morgan II  
Buyer, Seller or Representative

Date: May 5, 1998

# UNOFFICIAL COPY

**LEGAL DESCRIPTION FOR PROPERTY  
LOCATED AT 280 DONLEA ROAD, BARRINGTON, ILLINOIS 60010**

**PARCEL 1:**

The South 590.0 Feet of that part of the North West  $\frac{1}{4}$  of Section 4, Township 42 North, Range 9, East of the Third Principal Meridian, described as follows: Commencing at a point 9.20 feet East of the East Line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$  as measured on the North Line of the South 52 Rods of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$  extended East, said point being the South West corner of Barrington Donlea subdivision a subdivision of part of the North  $\frac{1}{4}$  of Section 4, Township 42 North, Range 9, East of the Third Principal Meridian. Recorded as Document Number 17133235 and running thence West along the North line of the South 52 rods 966.59 feet to the point of beginning: thence North and parallel with the West line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$  590 feet: thence on a 39 Degrees 48 Minutes 18 Seconds angle to the right of the last described course 159.63 feet: thence North 1 Degree 10 Minutes 30 Seconds West 278.57 Feet: thence West and parallel with the North line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$  464.68 Feet to a point on the West line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$  995 feet South of the North West corner of said West  $\frac{1}{4}$  as measured on the West line thereof: thence South along the West line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$  988.95 Feet to the North West corner of the South 52 rods of said West  $\frac{1}{4}$ : thence East along the North line of the said 52 Rods, 370.70 feet to the point of beginning in Cook County, Illinois, also:

**PARCEL 2:**

(A)

Easement for the benefit of Parcel 1 as created by instrument by and between George E. Rutledge, Trustee under Trust Agreement dated August 27, 1940, and known as Trust Number 1, and individually and Gertrude F. Rutledge his wife and Adelbert C. Baur, Jr. and Helen M. Baur, his wife, dated July 25, 1962 and recorded August 6, 1962 as Document # 18564426 for private road over the following described property: a 20 feet strip of land the center line of which is described as follows:

Beginning at a point 9.20 feet East of the East line of the West  $\frac{1}{4}$  of the North West  $\frac{1}{4}$  of Section 4, Township 42 North, Range 9, East of the Third Principal Meridian, as measured on the North line of the South 52 Rods of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$  extended East, said point also being the South West corner of Barrington Donlea subdivision, a subdivision of part of the North  $\frac{1}{4}$  of Section 4, Township 42 North, Range 9 East of the Third Principal Meridian, recorded as Document Number 17133235 and running thence Northwesterly on a 41 Degrees 42 Minutes 17 Seconds angle to the right as measured from West to North of the North Line of the South 52 Rods 175.9 feet: thence on a 40 Degrees angle to

# UNOFFICIAL COPY

the left of the last described course 167 Feet: thence on a 19 Degrees 1 Minutes angle of the right of the last described course 279.2 Feet: thence on a 25 Degrees 30 Minutes angle to the Left of the last described course 315 Feet: thence on a 15 Degrees angle to the right of the last described course 100 feet more or less to the East line of Parcel 1 and continuing said course till the North line of said 20 feet easement intersects thence East line of Parcel 1 (except that part falling in Parcel 1) all in Cook County, Illinois.

(B)

Easement created by the aforesaid instrument recorded as Document # 18564426 for benefit of Parcel 1 aforesaid for the purpose of installing, operating, maintaining, renewing and removing underground conduits or pipes, including those for electricity, gas, telephone and water, through, under and across the South 6 Feet of premises described as follows: That part of the North West  $\frac{1}{4}$  of Section 4, Township 42 North, Range 9, East of the Third Principal Meridian, described as follows:

Beginning at a point 9.20 feet East of the East line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$  as measured on the North line of the South 52 Rods of the West  $\frac{1}{4}$  of the said North West  $\frac{1}{4}$  extended East said point also being the South West corner of Barrington Donlea subdivision, a subdivision of part of the North  $\frac{1}{4}$  of Section 4, Township 42 North, Range 9, East of the Third Principal Meridian, recorded as Document # 17133235, and running thence Northerly along West line of Barrington Donlea subdivision, 588.07 Feet; thence West and parallel with the North line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$ , 329.40 Feet to a point on the center line of a private road; thence North 39 Degrees, 16 Minutes 30 Seconds East along said center line, 76.20 Feet; thence continuing North 23 Degrees 34 Minutes 30 Seconds East along said center line 80.90 Feet; thence West and parallel with the North line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$ , 618.71 Feet; thence North 1 Degree 10 Minutes 30 Seconds West, 278.57 Feet; thence West and parallel with the North line of the West  $\frac{1}{4}$  of the North West  $\frac{1}{4}$ , 464.68 Feet to point on the West line of the West  $\frac{1}{4}$  of the North West  $\frac{1}{4}$ , 995.0 Feet South of the North West corner of said West  $\frac{1}{4}$ , as measured on the West line thereof; thence South along the West line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$ , 988.95 Feet, to the North West corner of the South 52 Rods of said West  $\frac{1}{4}$ ; thence East along the North line of the South 52 Rods, 1,337.29 Feet to the place of beginning; excepting the part described as follows: that part of the North West  $\frac{1}{4}$  of Section 4, Township 42 North, Range 9 East of the Third Principal Meridian, described as following: commencing at a point 9.20 Feet East of the East line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$  as measured on the North line of the South 52 Rods of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$  extended East, said point being also the South West corner of Barrington Donlea Subdivision, a subdivision of the North  $\frac{1}{4}$  of Section 4, Township 42 North, Range 9, East of the Third Principal Meridian, recorded as Document # 17133235, and running

98472047

# UNOFFICIAL COPY

thence West along the North line of the South 52 Rods, 966.59 Feet to the place of beginning; thence North and parallel with the West line of the West  $\frac{1}{4}$  of the said North West  $\frac{1}{4}$ , 590.0 Feet; thence on a 39 Degrees 48 Minute 18 Second angle to right of the last described course, 159.63 Feet; thence North 1 Degree 10 Minutes 30 Seconds West, 278.57; thence West and parallel with the North line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$ , 464.68 Feet to a point on the West line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$ , 995.0 Feet South of the North West corner of said West  $\frac{1}{4}$ , as measured on the West line thereof; thence South along the West line of the West  $\frac{1}{4}$  of said North West  $\frac{1}{4}$ , 988.95 Feet to the North West corner of the South 52 Rods of said West  $\frac{1}{4}$ , thence East along the North line of the South 52 Rods, 370.70 Feet to the Place of beginning in Cook County, Illinois.

Property of Cook County Clerk's Office

98472047



# UNOFFICIAL COPY

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 of configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, of 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 land surveyor.

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

Signature *Robert C. Morgan II*  
Robert C. Morgan, II

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 5<sup>th</sup> DAY  
OF May  
19 98



*Carol A. Thompson*  
Notary Public

98472047 0017

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

R DEPT-01 RECORDING

\$35.50

T40013 TRAN 3831 06/05/98 10:14:00

17716 TB # -98-472047

COOK COUNTY RECORDER

6/94

## 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 that of 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.

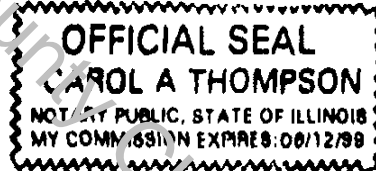
Dated May 5, 1998

Signature: Robert C. Morgan II

Grantor or Agent  
Trust Representative  
Robert C. Morgan, II

Subscribed and sworn to before me

this 5<sup>th</sup> day of May, 1998



Notary Public Carol A. Thompson

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 that of 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 May 5, 1998

Signature: Robert C. Morgan II

Grantee or Agent  
Trust Representative  
Robert C. Morgan, II,  
Trustee

Subscribed and sworn to before me

this 5<sup>th</sup> day of May, 1998



Notary Public Carol A. Thompson

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.

98472047