

UNOFFICIAL COPY

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Cook County Recorder 33.50

DEED IN TRUST

THE GRANTOR, CHARLES L. KOENEN, divorced and not remarried, of the Village of Glenview, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to CHARLES L. KOENEN, of 1732 I Wildberry Drive, Glenview, Illinois 60025, as trustee, under the provisions of a trust agreement dated July 15, 1982, as Amended, and known as The Charles L. Koenen Trust, and to all and every successor or successors in trust under said trust agreement, the following described real estate in Cook County, State of Illinois ("The Premises"):

UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO REAL ESTATE DESCRIBED ON legal description rider consisting of three pages attached hereto and made a part hereof.

Street address: 4825 West Lawrence Avenue
City, state and zip code: Chicago, Illinois 60630
Real estate index number: 13-16-207-003-0000; and, 13-16-207-007-0000

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

TO HAVE AND TO HOLD The Premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect and subdivide The Premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide The Premises 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 The Premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber The Premises or any part thereof; to lease The Premises or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

Ross A. Miller Date: 02-26-98

and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 The Premises, 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 The Premises or any part thereof; and to deal with The Premises 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

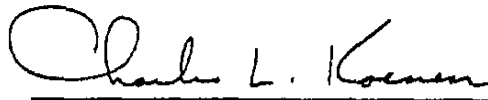
In no case shall any party dealing with the trustee in relation to The Premises or to whom The Premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on The Premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to The Premises 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 The Premises, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to The Premises as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of The Premises is now or hereafter registered, the Registrar of Titles is 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.

The 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 (dower and/or) homesteads from sale on execution or otherwise.

The grantor has signed this deed on February 26, 1997 ~~1998~~ 1998



CHARLES L. KOENEN

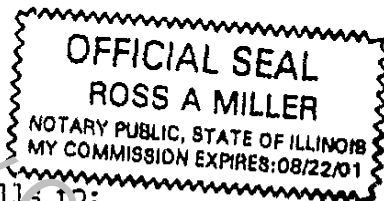
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that CHARLES L. KOENEN, divorced and not remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the 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 (and/or dower).

Dated: February 26, 1997 ~~1998~~ 1998



Notary Public



Name and address of grantee and send future tax bills to:

Charles L. Koenen
1732 I Wildberry Drive
Glenview, Illinois 60025

This deed was prepared by (and mail to):

Ross A. Miller, Attorney-At-Law
2045 South Arlington Heights Road
Suite #118
Arlington Heights, Illinois 60005
Telephone No. (847) 593-2345

LEGAL DESCRIPTION REFER ATTACHED TO AND
MADE A PART OF DEED IN TRUST

PARCEL I

That part of the East half of the North East quarter of the North East quarter of Section 16, Township 40 North, Range 13, East of the Third Principal Meridian described as follows to wit: Beginning at a point in the South line of Lawrence Avenue, distant 50 feet North Easterly measured at right angles from the center line between the two main tracks of the Chicago, Milwaukee and St. Paul and Pacific Railroad Company, as said main tracks are now located and established; thence East along the South line of Lawrence Avenue, 323.67 feet; thence South along a line drawn at right angles from said South line of Lawrence Avenue, 515.0 feet; thence South Westerly along a line forming an angle of 69 degrees 47 minutes 30 seconds with an extension of said last described course, a distance of 125.79 feet more or less to a point distant 50 feet North Easterly measured at right angles from said Railway center line; thence North Westerly parallel with said Railway center line 594.81 feet more or less to place of beginning, in Cook County, Illinois. **

PARCEL II

That part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Sixteen (16), Township Forty (40) North; Range Thirteen (13) East of the Third Principal Meridian, bounded and described as follows: Commencing at a point on the South line of West Lawrence Avenue, Fifty (50) feet Northeasterly of and measured at right angles to the center line between the two main tracks of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence East along the South line of said West Lawrence Avenue, a distance of Three Hundred Twenty-Three and Sixty-One One-Hundredths (323.61) feet to the Northeast corner of a certain parcel of land conveyed from the Chicago and North Western Railway Company to Mayfair Development Corporation by deed dated June 2, 1947, said Northeast corner also being the point of beginning of the land herein to be described; thence South along a line drawn at right angles from said South line of West Lawrence Avenue, a distance of Five Hundred Fifteen (515) feet; thence East along a line at right angles to the last described line, a distance of Fifty-Four and Twenty-Five One-Hundredths (54.25) feet, more or less, to a point Nine and Five-Tenths (9.5) feet Westerly of and measured at right angles to the center line of the Chicago and North Western Railway Company's Spur Track I.C.C. Number 135, which said point is also the Northeasterly corner of a certain parcel of land conveyed from said Railway Company to Miller Bros. Lumber Company by deed dated December 5, 1961; thence Southerly along a line parallel with said I.C.C. Track Number 135, a distance of One Hundred Eighty-Three and Ninety One-Hundredths (183.90) feet; thence Southeasterly along a curved line concave to the East and having a radius of Five Hundred Twenty-Three and Thirty-Four One-Hundredths (523.34) feet (the long chord of which forms an angle of One Hundred Eighty-Six Degrees Fifty Minutes (186° 50') as measured counter-clockwise from the last described line) a distance of One Hundred Twenty-Five and Forty-Four One-Hundredths (125.44) feet; thence Southeasterly along the line forming an angle of One Hundred Eighty-Six Degrees Fifty-Five Minutes (186° 55'), as measured counter-clockwise from the last described long chord, a distance of Three Hundred Twenty-Eight and No One-

Hundredths (328.00) feet; thence Southerly along a line forming an angle of One Hundred Seventy Degrees Forty-Three Minutes ($170^{\circ} 43'$) as measured counterclockwise from the last described line, a distance of One Hundred Twenty-Six and Fifty One-Hundredths (126.50) feet to a point on the North line of West Wilson Avenue, which is also the Southeastern corner of said land conveyed by above mentioned deed dated December 5, 1961; thence Easterly along the North line of said West Wilson Avenue to a point Fifty (50) feet Westerly of and measured at right angles to the center line of the Chicago and North Western Railway Company's Westbound Mayfair to Evanston main track (being the most Westerly main track) as now located and established; thence North along a line parallel with the center line of said Westbound main track to the South line of said West Lawrence Avenue; thence West along the South line of said West Lawrence Avenue to the point of beginning.

Reserving, however, unto the party of the first part, its successors and assigns, a strip of land Nineteen (19) feet in width, being Nine and Five-Tenths (9.5) feet on each side of a straight line beginning on the Easterly line of the above described premises at the center line of I.C.C. Track 132 and terminating on the Westerly side of the above described premises at the center line of I.C.C. Track 136, for the use of spur tracks as now located on said strip, together with the right to use, occupy and enjoy said strip for the purpose of proper maintenance and operation of said tracks, until such time as said party of the first part, its successors or assigns, shall permanently abandon the use of said track,

COMMON ADDRESS: 4825 West Lawrence Avenue, Chicago, Illinois 60630

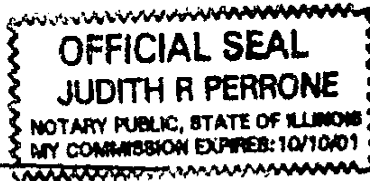
PERMANENT INDEX NOS: 13-16-207-003-0000 and
13-16-207-007-0000

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 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 02/26, 1998 Signature: Ross A Miller
Grantor or Agent

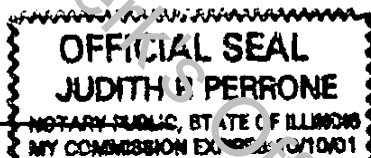
Subscribed and sworn to before me by the said Ross A Miller this 26th day of February, 1998.
Notary Public Judith R Perrone



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 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 02/26, 1998 Signature: Ross A Miller
Grantee or Agent

Subscribed and sworn to before me by the said Ross A Miller this 26th day of February, 1998.
Notary Public Judith R Perrone



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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)