

UNOFFICIAL COPY 99692343

1999-07-20 15:13:17
Cook County Recorder 27.50

DEED IN TRUST
(ILLINOIS)

MAIL TO:

John C. Haas 9558-A
Attorney at Law
115 S. Emerson Street
Mt. Prospect, IL 60056



NAME & ADDRESS OF TAXPAYER:
Mrs. Lilius S. Conklin
1271 Falcon Drive
Palatine, Illinois 60067

RECEIVED IN BAD CONDITION

THE GRANTORS LILIUS S. CONKLIN AND RICHARD C. CONKLIN, her husband, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten & no/100 Dollars, and other good and valuable considerations, in hand paid, CONVEY(S) and WARRANT(S) to: LILIUS S. CONKLIN AS TRUSTEE OF THE LILIUS S. CONKLIN DECLARATION OF TRUST DATED DECEMBER 27, 1991

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:

THAT PART OF BLOCK 43 IN EAST PEREGRINE LAKE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED JUNE 24, 1996 AS DOCUMENT NUMBER 96540601 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 43, THENCE S51'29'58"E ALONG THE NORTH LINE OF SAID BLOCK 43 A DISTANCE OF 43.15 FEET; THENCE S48'30'02"W A DISTANCE 127.41 FEET TO THE NORTH LINE OF SOUTH FALCON DRIVE, THENCE N51'07'44"W ALONG SAID NORTH LINE A DISTANCE OF 43.86 FEET TO A POINT OF CURVE, THENCE NORTHEASTERLY ALONG SAID NORTH LINE, SAID LINE BEING A CURVED LINE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 24.00 FEET, AN ARC LENGTH OF 38.68 FEET TO A POINT OF TANGENT ON THE EAST LINE OF SAID SOUTH FALCON DRIVE, THENCE N41'13'18"E ALONG SAID EAST LINE OF SAID EAST LINE A DISTANCE OF 20.14 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG SAID EAST LINE, SAID LINE BEING A CURVED LINE CONCAVE TO THE EAST HAVING A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 18 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

U-928189-C5

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Real Estate Index Number: 02-28-400-016 Vol. 150
02-28-400-079 Vol. 150

Address of Real Estate: 1271 Falcon Drive, Palatine, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances, upon trusts and for the uses and purposes herein and in said trust agreement set forth.

Exempt under provisions of Paragraph E,
Section 4 of Real Estate Transfer Act

7/15/99

July 15, 1999

John C. Haas, atty
Grantor, Grantee or Agent

(4)

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Full power and authority is 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 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 another trustee or to a successor or successor 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 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 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 borrowed or advanced on said premises, or be obliged to see 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 agreement; and every deed, trust deed, mortgage, lease or instrument executed by said trustee in relation to said real property shall be conclusive evidence in favor of every person relying thereon claiming under any such conveyance, lease or other instrument, (a) 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 the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and said trust agreement or in some amendment thereof and binding upon the beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 the title, estate, rights, powers, authorities, duties and obligations of the trustee, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and persons claiming under them or any of them shall be only.

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.

If the title to any of the above lands 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 cases made and provided.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 15th day of July, 1999.

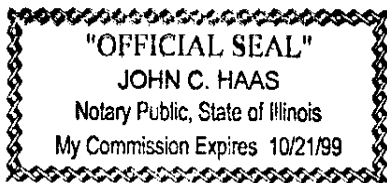
Lilius S. Conklin (SEAL)
LILIUS S. CONKLIN

Richard C Conklin (SEAL)
RICHARD C. CONKLIN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following persons, **LILIUS S. CONKLIN** and **RICHARD C. CONKLIN**, her husband, 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, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 15th day of July, 1999.



John C. Haas
Notary Public

Mail To:

This instrument prepared by: John C. Haas, 115 S. Emerson St., Mount Prospect, IL 60056 (847) 255-5400

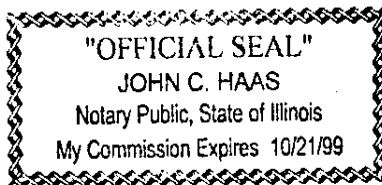
STATEMENT BY GRANTOR AND GRANTEE

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 July 15, 1999

Signature: Lilius S. Conklin
Grantor or Agent

Subscribed and sworn to before me by the said LILIUS S. CONKLIN this 15 day of July, 1999.



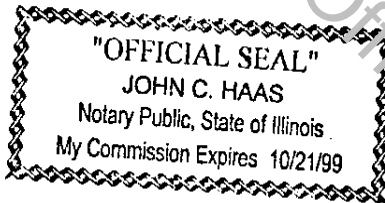
John C. Haas
Notary Public

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 July 15, 1999

Signature: Lilius S. Conklin
Grantee or Agent

Subscribed and sworn to before me by the said LILIUS S. CONKLIN this 15 day of July, 1999.



John C. Haas
Notary Public

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.)