

UNOFFICIAL COPY 99070007

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1999-01-22 11:18:12
Cook County Recorder 35.00



Property of Cook County Clerk's Office

THE ABOVE SPACE FOR RECORDER'S USE ONLY

This Indenture Witnesseth, That the Grantor Klehm Properties, Inc., an Illinois
corporation

of the County of _____ and the State of Illinois for and in consideration of

Ten Dollars and no/100 (\$10.00)

and other good and valuable consideration in hand paid, Convey ^{Quit Claim} and ~~Warrant~~ unto **LaSalle National Bank**, at 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 3rd day of June 19 97 known as Trust Number 121063 the following described real estate in the County of Cook and State of Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof.

76069390246

This is an exempt transaction.

Section E Richard E. Friedman 1/21/99

Prepared By: Alison Zirn, Esq.

Mail to: Rudnick & Wolfe

Property Address: vacant land/nursery of approximately 600 acres in the Village of South Barrington, Illinois

Permanent Real Estate Index No. see attached Exhibit A

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 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 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.

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.

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 grantor 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 on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 17 day of June, 19 97.

Klehm Properties, Inc.

(SEAL) By: Roy G. Klehm, President

(SEAL)

(SEAL)

(SEAL)

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State of Illinois

County of Cook

S.S.

Kathy H Wilson

Notary Public in and for said County, in the State aforesaid, do hereby certify that _____

Roy G. Klehm as President of Klehm Properties Inc., an Illinois corporation

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 eg seal this 17 day of June A.D. 1997

Kathy H Wilson

Notary Public.



99070007

Box 350

Deed In Trust
Deed

Address of Property

To
LaSalle National Bank
Trustee

LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60674-9135

EXHIBIT A

PARCEL A:

THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 7 1/2 RODS OF THE NORTH 10 1/2 RODS THEREOF AND EXCEPT THAT PORTION THEREOF DESCRIBED IN DEED TO THE COUNTY OF COOK RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 12124323, BEING SITUATED IN BARRINGTON TOWNSHIP, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR PUBLIC HIGHWAY (STATE ROUTE 59), ALSO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR PUBLIC HIGHWAY (STATE ROUTE 59), IN COOK COUNTY, ILLINOIS.

PARCEL'S C, D and E - INTENTIONALLY OMITTED.

PARCEL F:

THE NORTH 643.37 FEET OF THE EAST 16.35 CHAINS OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL G:

THE NORTH 24.82 CHAINS (EXCEPT THE NORTH 924.84 FEET) OF THE EAST 16.35 CHAINS OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL H:

ALL THAT PART OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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COMMENCING AT A POINT IN THE EAST LINE OF SAID SECTION 33, 24 CHAINS AND 82 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 27 CHAINS AND 71 LINKS TO THE CENTER OF THE STATE ROAD; THENCE NORTH 69 DEGREES WEST ALONG THE CENTER OF SAID STATE ROAD 17 CHAINS AND 14 LINKS; THENCE NORTH PARALLEL WITH SAID FIRST MENTIONED LINE 21 CHAINS AND 95 LINKS; THENCE EAST AT RIGHT ANGLES TO SAID FIRST MENTIONED LINE 16 CHAINS 35 LINKS TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 428.9 FEET OF THE EAST 508 FEET OF THE SOUTHEAST 1/4 OF SECTION 33) ALL IN COOK COUNTY, ILLINOIS.

P.I.N.'s: 01-28-200-004
01-28-200-005
01-28-200-006
01-28-400-001
01-28-401-001
01-28-402-001
01-33-200-008
01-33-200-009
01-33-200-011

Commonly known as: Approximately 600 acres of vacant property
located in South Barrington, Illinois

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99070007

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

The undersigned, Roy G. Klehm, President of Klehm Properties Inc., an Illinois corporation, the owner of the property described in the attached deed, being duly sworn on oath, states that the attached deed is not in violation of Section I of Chapter 109 of the Illinois Revised Statutes for one or more of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is 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 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. 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 or access.
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 conveyances relating to the dedication of 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 any new streets or easements of access.

- 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 configuration of said larger tract on October 1, 1973, and no sales, 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.

[CIRCLE NUMBER 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, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

SELLER:

KLEHM PROPERTIES, INC.,
an Illinois corporation

By: Roy G. Klehm
Name: Roy G. Klehm
Its: President

SUBSCRIBED and SWORN to before me
this 17 day of June, A.D. 1997.

Kathy H. Wilson
Notary Public

My Commission expires:

12/7/98



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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 and hold title to real estate under the laws of the State of Illinois.

Dated as of: JUNE 17, 1997

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me, by the said ALISON N. ZIRN this 19th day of JANUARY, 1999.

Notary Public

[Handwritten Signature: Karen Feldy]



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 as of: JUNE 17, 1997

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said ALISON N. ZIRN this 19th day of JANUARY, 1999.

Notary Public

[Handwritten Signature: Karen Feldy]



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 a Class A misdemeanor for subsequent offenses.

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