



**DEED IN TRUST - QUIT CLAIM**

THIS INDENTURE, WITNESSETH, THAT  
THE GRANTOR, The County of Lake,  
a body politic and corporate,

of the County of Lake and  
State of Illinois for and  
in consideration of the sum of Ten Dollars  
(\$ 10.00 ) in hand paid, and of other good  
and valuable considerations, receipt of which  
is hereby duly acknowledged, convey and  
**QUIT CLAIM** unto **CHICAGO TITLE LAND**

(Reserved for Recorders Use Only)

**TRUST COMPANY** a Corporation of Illinois  
whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust  
Agreement dated August 22, 1973 and known as Trust Number 3229, the following  
described real estate situated in Lake County, Illinois to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

**Commonly Known As** 27429 W. Bonner Road, Wauconda, Illinois 60084

**Property Index Numbers** 09-22-400-005

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and  
purposes herein and in said Trust Agreement set forth.

**THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART  
HEREOF.**

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 exemption or homesteads from sale on execution or  
otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

STATE OF Illinois ) I, \_\_\_\_\_, a Notary Public in and for  
COUNTY OF Lake ) said County, in the State aforesaid, do hereby certify Aaron Lawlor, County  
Board Chairman & Carla N. Wyckoff, Lake County Clerk  
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument,  
appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument  
as a 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 \_\_\_\_\_ day of \_\_\_\_\_

**NOTARY PUBLIC**

Prepared By: Lake County Division of Transportation  
600 W. Winchester Road  
Libertyville, Illinois 60048

**MAIL TO:** CHICAGO TITLE LAND TRUST COMPANY  
10 S. LASALLE STREET, SUITE 2750  
CHICAGO, IL 60603

**SEND TAX BILLS TO:** Gaynor & Margaret Edwards  
27425 W. Bonner Road  
Wauconda, Illinois 60084

## TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (*including the Recorder of Deeds of the aforesaid county*) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (*and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof*). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

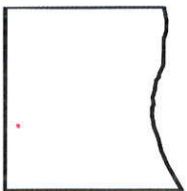
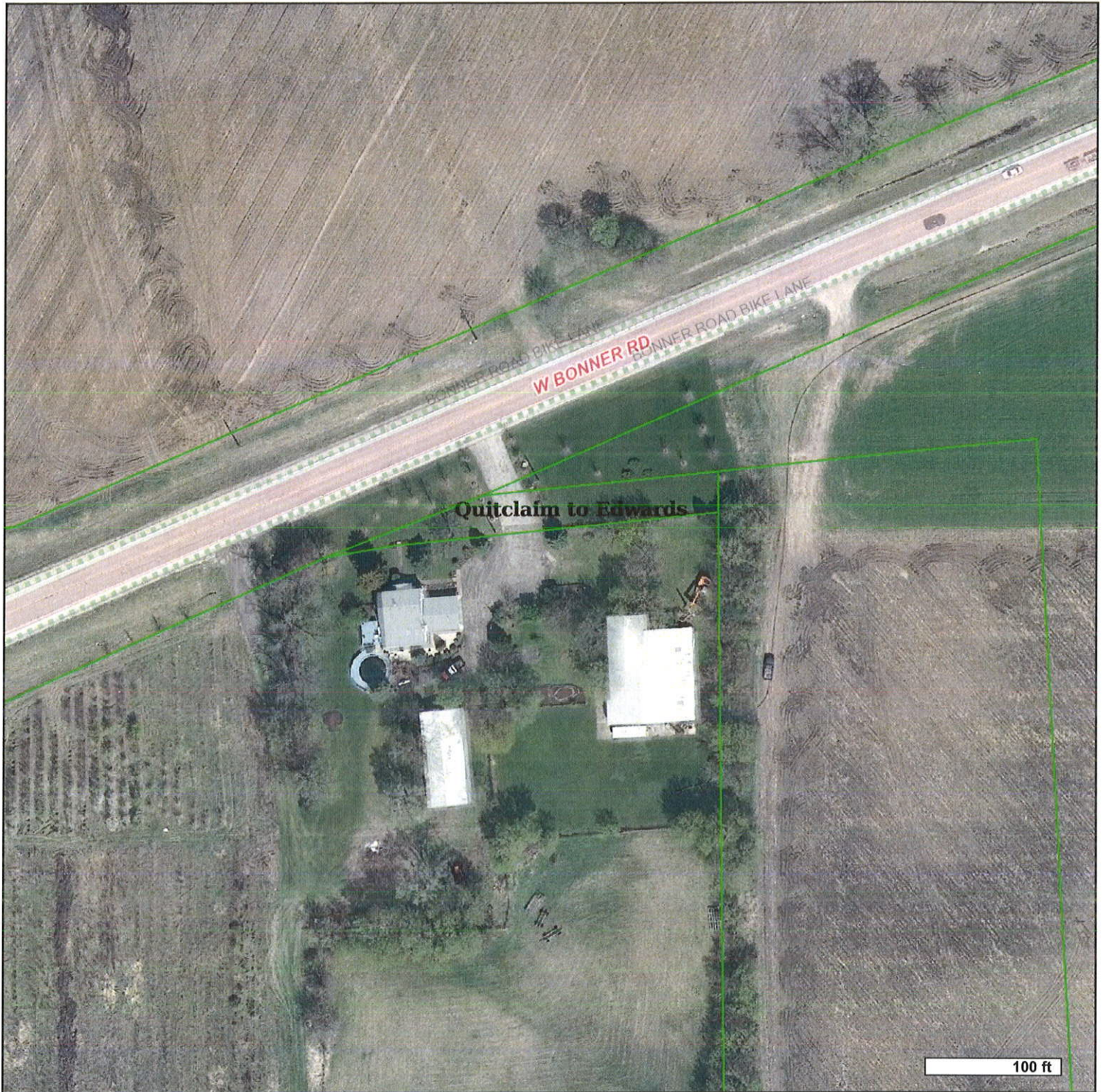
LEGAL DESCRIPTION FOR PARCEL 09-22-400-005

A strip of land in the West Half of the Southeast Quarter of Section 22, Township 44 North, Range 9 East of the Third Principal Meridian in Lake County, Illinois, the northerly line of which is the centerline of that portion of vacated Bonner Road and shown as the northerly line of Parcel 6 on the Plat of Vacation, recorded November 2, 1999 as Document No. 4444691, the southerly line of said strip being parallel with and 33' southerly of said centerline, also being the southerly line of said Parcel 6, more particularly described as follows: Commencing at the intersection of the old centerline of Bonner Road with a line that is 49.70 feet east of and parallel with the west line of the Southeast Quarter of said Section 22; thence on an assumed bearing of North 80 degrees 40 minutes 00 seconds East along the old centerline of Bonner Road, 401.19 feet to a bend point in said centerline; thence North 84 degrees 54 minutes 52 seconds East along said centerline, 67.25 feet to the Point of Beginning; thence continuing North 84 degrees 54 minutes 52 seconds East along said centerline, 175.15 feet to the east line of land described in deed, recorded September 7, 1973 as Document No. 1633572; thence South 00 degrees 00 minutes 14 seconds West along said east line, 33.16 feet to the vacated south line of Bonner Road as shown on said Document No. 4444691; thence South 84 degrees 55 minutes 17 seconds West along said south line, 238.24 to a bend point in said south line; thence South 80 degrees 40 minutes 00 seconds West along said south line, 50.19 feet; thence North 67 degrees 21 minutes 40 seconds East to the Point of Beginning.





# Lake County, Illinois






**LakeCounty**  
Geographic Information System

Lake County Division of  
Transportation  
600 W Winchester Rd  
Libertyville IL 60048  
(847) 377-7400

Map Printed on 02/11/2015



-  2011 Buildings
-  Forest Preserves
-  Lake County Border
-  Streams
-  Tax Parcels
-  Trails

## Disclaimer

The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.





Paula J. Trigg, P.E.  
Director of Transportation/County Engineer

600 West Winchester Road  
Libertyville, Illinois 60048-1381  
Phone (847) 377-7400  
Fax (847) 984-5888

February 16, 2015

Section 225  
Bonner Road

Gaynor and Margaret Edwards  
27425 W. Bonner Road  
Wauconda, Illinois 60084

Dear Mr. & Mrs. Edwards:

I am writing to you in regard to the road right of way that the Lake County Division of Transportation acquired from you in 1996 for the Bonner Road relocation via ED 96 7 Judgment Order. During a recent review of property records we discovered that the Lake County DOT acquired more property than was needed due to an error in the legal description. It is our intention to correct this error by deeding the excess property back to you at no cost. I have enclosed a tax map depicting the parcel highlighted in yellow containing 0.156 acres that is excess property. Also, I have enclosed an aerial photo depicting the parcel which is a part of your front yard.

We have spoken to Chicago Title Land Trust Company and they provided the proper Quit Claim for this purpose. The next step is to have the property transfer approved by the Lake County Board and then have the deed executed and recorded. We hope that this will take place in March. Finally, we will send the deed to CTT and they will take the property into your trust.

This letter to you is for notification purposes. If you have any comments or questions please feel free to call me at 847-377-7467. Thank you.

Very Truly Yours,

Chuck Good  
Right of Way Agent