

# UNOFFICIAL COPY



DEED

MAIL TO:

Doc#: 1023750003 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/25/2010 08:41 AM Pg: 1 of 5

MARTIN GOLUB  
ATTORNEY AT LAW  
723 PINEHURST  
BUFFALO GROVE, IL. 60089

THE GRANTORS TERRY KUPPERMAN AND SHARI KUPPERMAN, HIS SPOUSE, OF THE MUNICIPALITY OF 7909 LYONS STREET, MORTON GROVE, ILLINOIS 60053, COUNTY OF COOK, STATE OF ILLINOIS FOR AND IN CONSIDERATION OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID CONVEY AND QUIT CLAIM

AN UNDIVIDED ONE-HALF TO TERRY KUPPERMAN, 7909 LYONS STREET, MORTON GROVE, ILLINOIS 60053, COUNTY OF COOK AS TRUSTEE UNDER THE PROVISIONS OF A DECLARATION OF TRUST DATED August 2, 2010, AND KNOWN AS THE TERRY KUPPERMAN TRUST AND TO ALL AND EVERY SUCCESSOR OR SUCCESSORS IN TRUST UNDER THE SAID TRUST DOCUMENT AND ANY AMENDMENTS THERETO, THE FOLLOWING DESCRIBED REAL ESTATE IN COOK COUNTY, ILLINOIS: SEE ATTACHED.

AND AN UNDIVIDED ONE-HALF TO SHARI KUPPERMAN, 7909 LYONS STREET, MORTON GROVE, ILLINOIS 60053, COUNTY OF COOK, AS TRUSTEE UNDER THE PROVISIONS OF A DECLARATION OF TRUST DATED August 2, 2010, AND KNOWN AS THE SHARI KUPPERMAN TRUST AND TO ALL AND EVERY SUCCESSOR OR SUCCESSORS IN TRUST UNDER THE SAID TRUST DOCUMENT AND ANY AMENDMENTS THERETO, THE FOLLOWING DESCRIBED REAL ESTATE IN COOK COUNTY, ILLINOIS: SEE ATTACHED.

DATE: August 2, 2010

PIN #: SEE ATTACHED -09-13-118-012-0000

PROPERTY ADDRESS: 7909 LYONS STREET, MORTON GROVE, ILLINOIS 60053

SUBJECT TO: COVENANTS, CONDITIONS, EASEMENTS AND ALL OTHER RESTRICTIONS OF RECORD.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

TERRY KUPPERMAN

(SEAL)

SHARI KUPPERMAN

(SEAL)

EXEMPT-PURSUANT TO SECTION 1-11-5  
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
EXEMPTION NO. 07218 DATE 8/5/10  
ADDRESS 7909 Lyons  
(VOID IF DIFFERENT FROM DEED)  
BY PB Waltherberg

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hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of 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 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 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 trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of delivery thereof, the trust created herein 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

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PROPERTY ADDRESS: 7909 LYONS STREET, MORTON GROVE, ILLINOIS 60053

PERMANENT IDENTIFICATION NUMBER: 09-13-118-012-0000

LEGAL DESCRIPTION: LOT 71 IN SECOND ADDITION TO MORTON AIRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS DEPT. OF REVENUE STATEMENT OF EXEMPTION:

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45, PARAGRAPH (e), OF THE REAL ESTATE TRANSFER TAX LAW OR OTHER APPROPRIATE PROVISIONS.

DATED August 2, 2010

X Terry Kupperman

SIGNATURE OF BUYER-SELLER OR THEIR REPRESENTATIVE  
TERRY KUPPERMAN

Shari Kupperman

SHARI KUPPERMAN

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

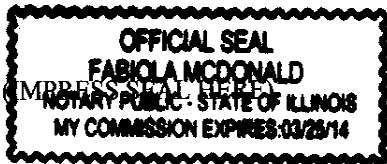
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT TERRY KUPPERMAN AND SHARI KUPPERMAN, HIS SPOUSE, AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAMES(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACTS, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF

August 2, 2010

Fabiola McDonald

NOTARY PUBLIC



3/25/2014

COMMISSION EXPIRES

NAME AND ADDRESS OF TAXPAYER:

TERRY KUPPERMAN, AS TRUSTEE OF THE TERRY KUPPERMAN TRUST,  
AND SHARI KUPPERMAN, AS TRUSTEE OF THE SHARI KUPPERMAN TRUST  
7909 LYONS STREET, MORTON GROVE, ILLINOIS 60053

THIS DOCUMENT PREPARED BY MARTIN GOLUB, ATTORNEY AT LAW  
723 PINEHURST, BUFFALO GROVE, IL. 60089.

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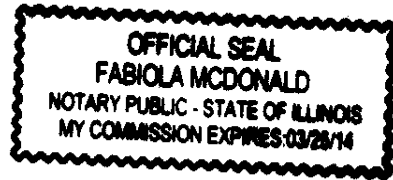
## STATEMENT BY GRANTOR AND GRANTEE

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

Dated August 2, 2010 Signature: [Signature]  
Grantor or Agent  
Shari Kupperman

Subscribed and sworn to before me by the said Grantor this 2nd day of August, 2010.

Notary Public Fabiola McDonald

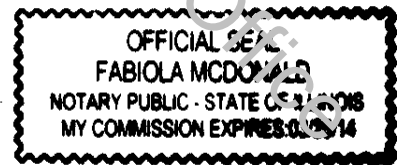


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 2, 2010 Signature: [Signature]  
Grantee or Agent  
Shari Kupperman

Subscribed and sworn to before me by the said Grantee this 2nd day of August, 2010.

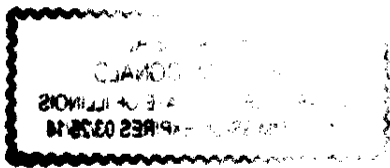
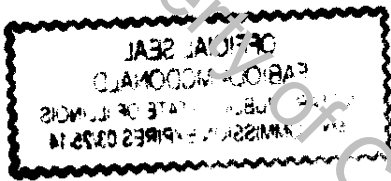
Notary Public Fabiola McDonald



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 or for subsequent offenses.

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

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