

# UNOFFICIAL COPY



Doc#: 1220639061 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/24/2012 11:30 AM Pg: 1 of 4

## DEED IN TRUST

THE GRANTORS, **Tarcisio Ribeiro, Jr. and Katya Brasil Ceci Ribeiro, husband and wife**, of the County of Cook, and State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and for other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and QUIT CLAIM unto **Katya Brasil Ceci Ribeiro and/or Tarcisio Ribeiro, a/k/a Tarcisio Ribeiro, Jr., Co-Trustees of the Katya Brasil Ceci Ribeiro Living Trust dated September 22, 2009**, and any amendments thereto, (hereinafter referred to as the "trustee," regardless of the number of trustees) 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:

LOT 16 IN THE SUNCREST NORTH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2002 AS DOCUMENT NO. 0020812335, IN THE VILLAGE OF STREAMWOOD, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**Subject to:** Real estate taxes, and valid easements, covenants, conditions and restrictions of record.

**Permanent Real Estate Index Number:** 06-15-402-006

**Address of real estate:** 413 Glacier Drive, Streamwood, Illinois 60107

\*\*\*\* THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT THE CLIENT'S REQUEST \*\*\*\*

TO HAVE AND TO HOLD the said Property with the appurtenances and upon the trusts and for the uses and purposes set out in this deed, and pursuant to the terms and provisions of said revocable living trust agreement.

Full power and authority are hereby 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 or to the trustee of any other trust and to grant to such successor or successors in trust, or other trustee, 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 the present or the future, and upon any terms and for any period or periods of time, 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

S Y  
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respecting the manner of fixing the amount of the 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 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 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 this 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 said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relationship 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 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 Indenture 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 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 this, 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 the 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.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 22<sup>nd</sup> day of June, 2012.

  
Tarcisio Ribeiro, Jr.

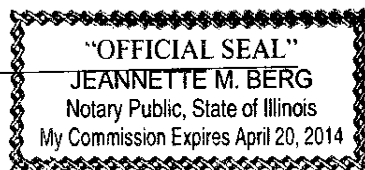
  
Katya Brasil Ceci Ribeiro

State of Illinois, County of DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tarcisio Ribeiro, Jr. and Katya Brasil Ceci Ribeiro are 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 they signed, sealed and delivered the said instrument as their 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 official seal, the 22<sup>nd</sup> day of June, 2012.

Commission expires



  
NOTARY PUBLIC

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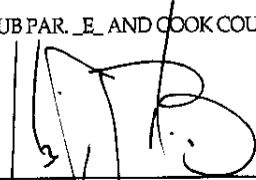
This instrument was prepared by Heinz J. Briske, 1325 North Main Street, Wheaton, IL 60187-3579.

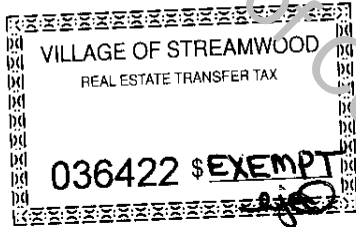
**MAIL TO:** HUCK & BRISSKE, LLC  
1325 North Main Street  
Wheaton, IL 60187-3579

**ADDRESS OF GRANTEE AND  
SEND SUBSEQUENT TAX BILLS TO:**  
Katya Brasil Ceci Ribeiro  
413 Glacier Drive  
Streamwood, Illinois 60107

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB PAR. E AND COOK COUNTY ORD.93-0-27 PAR. E.

Dated: June 22, 2012

  
\_\_\_\_\_  
Grantor or Representative



Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

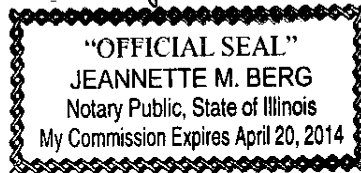
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural persona, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 6/22/12

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 22<sup>nd</sup> day of June, 2012.

Notary Public: [Handwritten Signature]



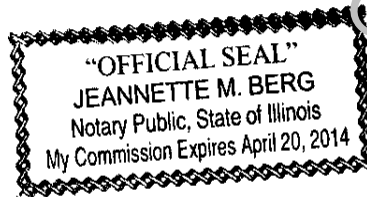
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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: 6/22/12

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 22<sup>nd</sup> day of June, 2012.

Notary Public: [Handwritten Signature]



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.)