

# UNOFFICIAL COPY



DEED IN TRUST  
(Illinois)

Doc#: 1335255042 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/18/2013 02:33 PM Pg: 1 of 5

THE GRANTORS:

RALPH J. KAPPELMAN and  
LOUISE M. KAPPELMAN,  
HUSBAND AND WIFE,

of 3115 Town Square Drive, Unit No. 102, in the City of Rolling Meadows, County of Cook, and State of Illinois, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby Convey and Quit Claim to RALPH J. KAPPELMAN and LOUISE M. KAPPELMAN, not individually, but as Co-Trustees, under the terms and provisions of a certain Revocable Living Trust, dated the 12th day of April, 2006, and designated as the KAPPELMAN FAMILY TRUST, and to any and all successors, not individually, but as Trustee(s) appointed under said Revocable Living Trust, or who may be legally appointed, the real estate, legally described hereinafter.

Address of Grantee: 3115 Town Square Drive, Unit No. 102, Rolling Meadows, Illinois, 60008

Permanent Index Number 02-36-105-052-1098

Address of Property: 3115 Town Square Drive, Unit No. 102, Rolling Meadows, Illinois, 60008

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said REVOCABLE LIVING TRUST and for the following uses:

1. The Trustees, are invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in the trust all the powers vested in the Trustees, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

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2. Any party dealing with the Trustees with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustees, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Declaration above described was in full force and effect; that said instrument was pursuant to and in accordance with the authority granted the Trustees, and is binding upon the beneficiary or beneficiaries under said Trust Declaration; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee(s).

3. The interest of each and every beneficiary under said Trust Declaration and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability refusal of the Trustees herein named, to act, or upon his or her removal from the County the Successor or Trustee(s) named in the KAPPELMAN FAMILY TRUST DATED APRIL 12, 2006, is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee(s) named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall insure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this: 11<sup>th</sup> day of December, 2013.

 (SEAL)  
RALPH J. KAPPELMAN

 (SEAL)  
LOUISE M. KAPPELMAN

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## LEGAL DESCRIPTION:

**PARCEL 1: UNIT 4-102 IN KIMBALL SQUARE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):**

**LOTS 1 AND 2 IN KIMBALL SQUARE, BEING A PLANNED UNIT DEVELOPMENT IN PART OF THE WEST HALF OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE KIMBALL SQUARE CONDOMINIUM ASSOCIATION MADE BY KIMBALL HILL, INC., AN ILLINOIS CORPORATION, DATED AUGUST 15, 1998 AND RECORDED SEPTEMBER 1, 1998 AS DOCUMENT NUMBER 98778544, AND AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE CANNON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENT FOR THE RIGHT TO USE PARKING STALL AND STORAGE UNIT 13 IN BUILDING 4 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE KIMBALL SQUARE CONDOMINIUM ASSOCIATION MADE BY KIMBALL HILL, INC., AN ILLINOIS CORPORATION, DATED AUGUST 15, 1998 AND RECORDED SEPTEMBER 1, 1998 AS DOCUMENT NUMBER 98778544, AND AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.**

**PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS MADE BY KIMBALL HILL, INC., HARRIS BANK ARLINGTON MEADOWS, TRINITY LUTHERAN CHURCH AND THE CITY OF ROLLING MEADOWS, DATED MARCH 14, 1997 AND RECORDED MARCH 25, 1997 AS DOCUMENT NUMBER 97204-06, IN COOK COUNTY, ILLINOIS.**

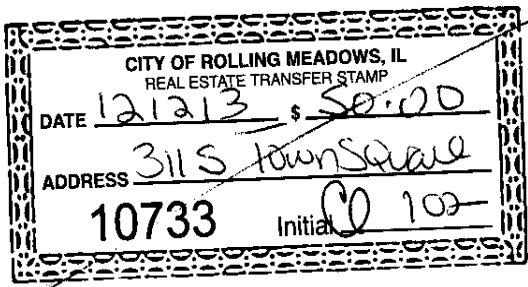
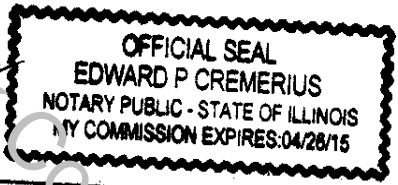
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STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY THAT RALPH J. KAPPELMAN and LOUISE M. KAPPELMAN, husband and wife, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 11<sup>TH</sup> day of December, 2013.

Edward P. Cremerius  
Notary Public



"EXEMPT UNDER PROVISIONS OF PARAGRAPH 1 E SECTION 4 REAL ESTATE TRANSFER ACT"  
Edward P. Cremerius Atty

This instrument prepared by  
Edward P. Cremerius  
236 E. Northwest Hwy., Suite B,  
Palatine, IL 60067

Mail to:  
Edward P. Cremerius  
236 E. Northwest Hwy.  
W. Jeffery Street  
Palatine, IL 60067

Send subsequent tax bills to:  
Ralph J. Kappelman  
3115 Town Square Dr. - #102  
Rolling Meadows, IL. 60008

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## STATEMENT BY GRANTOR AND GRANTEE

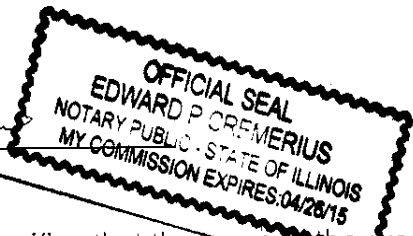
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/11/13

Signature Ralph J. Kappelman  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Grantor  
THIS 11 DAY OF December  
~~XX~~ 2013

NOTARY PUBLIC Edward P. Cremerius



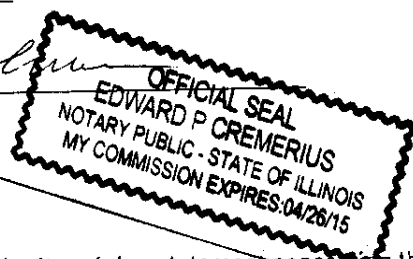
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 12/ /13

Signature Ralph J. Kappelman  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Grantee  
THIS 11 DAY OF December  
~~XX~~ 2013

NOTARY PUBLIC Edward P. Cremerius



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]