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QUIT CLAIM DEED IN TRUST
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 1402855013 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2014 12:06 PM Pg: 1 of 5

Preparer File: 2
FATIC No.:

THE GRANTOR(S) James L. Kulpinski and Patricia L. Kulpinski, Husband and Wife as to 50% and Melba E. Stark, an unmarried person as to 50%, of the Village of Palatine, County of Cook State of IL for and in consideration of , and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to The Chicago Trust Company, N.A. as Trustee under Trust Number BBT-3288 dated April 1, 2011 of 440 Lake Street, Antioch, Illinois, of the County of Lake, the following described Real Estate situated in the County of Cook in the State of IL, to wit

See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 12-10-303-057

Address(es) of Real Estate: 5007 N. River Road
Schiller Park, IL 60176

TO HAVE AND TO HOLD, said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is 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 trust all the powers vested in the Trustee. (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.

2. Any party dealing with the Trustee 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 Trustee, 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 Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the



First American
Title Insurance Company

Quit Claim Deed in Trust – Individual

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beneficiary or beneficiaries under said Trust Agreement; and if said agreement 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.

3. The interest of each and every beneficiary under said Trust Agreement 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 Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

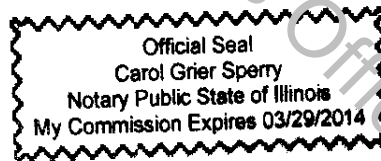
The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 24th day of January, 2014.

James L. Kulpinski
James L. Kulpinski

Patricia L. Kulpinski
Patricia L. Kulpinski

Melba E. Stark
Melba E. Stark

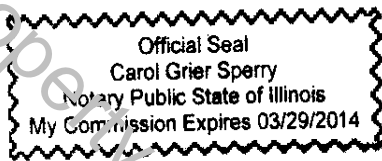


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STATE OF ILLINOIS, COUNTY OF McHenry SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James L. Kulpinski, Patricia L. Kulpinski and Melba E. stark, 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 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 24th day of January, 20 14.



[Signature]
Notary Public

Prepared by:
Carol Grier
1301 Pyott Road Suite 210
Lake in the Hills, IL 60156

Mail to:
Carol J Grier
1301 Pyott Road, Suite 210
Lake in the Hills, IL 60156

Name and Address of Taxpayer:

James & Patricia Kulpinski
1035 Peregrine Drive
Palatine, IL 60067



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Exhibit "A" – Legal Description

THE EAST 57.00 FEET OF THE WEST 171.00 FEET (EXCEPT THE NORTH 109.50 FEET THEREOF AND EXCEPT THAT PART FALLING IN THE MOST SOUTHERLY 58.0 FEET THEREOF); BEING A TRACT OF LAND DESCRIBED AS FOLLOWS: LOT 15 (EXCEPT THE NORTH 6.0 FEET THEREOF) LOTS 16 TO 23 BOTH INCLUSIVE, LOTS 25 TO 33 BOTH INCLUSIVE AND LOT 34 (EXCEPT THE NORTH 6 FEET THEREOF) ALSO THE WEST 1/2 OF VACATED ALLEY LYING EAST OF AND ADJOINING TO LOTS 25 TO 33 BOTH INCLUSIVE AND LOT 34 (EXCEPT THE NORTH 6 FEET THEREOF) ALSO THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJACENT TO LOT 15 (EXCEPT THE NORTH 6 FEET THEREOF) AND LOTS 16 TO 23 BOTH INCLUSIVE ALSO THE WEST 1/2 OF VACATED BOYLAN AVENUE LYING SOUTH OF THE NORTH LINE OF LOT 15 (EXCEPT THE NORTH 6 FEET THEREOF) AND LYING NORTH OF THE SOUTH LINE OF LOT 23 ALSO THE NORTH 1/2 OF VACATED RIVER STREET LYING EAST OF THE EAST LINE OF RIVER ROAD AND WEST OF THE CENTER LINE OF SAID VACATED ALLEY (EXCEPT THAT PART OF LOTS 25 TO 33 BOTH INCLUSIVE AND LOT 34 (EXCEPT THE NORTH 6 FEET THEREOF)) LYING WEST OF THE EAST LINE OF RIVER ROAD AS OCCUPIED IN DOCUMENT 10910669 ALL IN BLOCK 6 IN INDIAN HEIGHTS, A SUBDIVISION OF ALL THAT PART OF THE WEST 225 ACRES OF THE NORTH 32/80THS OF THE NORTH SECTION OF ROBINSON'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTH SECTION 40.05 CHAINS EAST OF THE NORTHWEST CORNER OF NORTH SECTION RUNNING THENCE SOUTH 22-1/4 DEGREES EAST 4.40 CHAINS THENCE SOUTH 63-1/2 DEGREES WEST 11.73 CHAINS THENCE SOUTH 35-1/2 DEGREES WEST 3.57 CHAINS THENCE NORTH 79 DEGREES WEST 5.30 CHAINS THENCE SOUTH 2 DEGREES EAST 24.15 CHAINS TO THE SOUTH LINE OF SAID NORTH 32/80THS OF THE NORTH SECTION RECORDED JULY 8, 1891 AS DOCUMENT 1500906 ALL IN COOK COUNTY, ILLINOIS.



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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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date January 24 2014

Signature: James J. Kulpinski Grantor or Agent



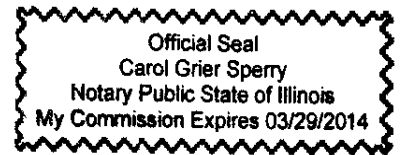
Subscribed and sworn to before me by the said affiant this 24th day of January, 2014.

Notary Public [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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date January 24, 2014

Signature: Fabricia Kulpinski Grantee or Agent



Subscribed and sworn to before me by the said affiant this 24th day of January, 2014.

Notary Public [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.

(Attached 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.)