

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST AS TENANTS BY THE ENTIRETIES



Doc#: 1404455023 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2014 11:47 AM Pg: 1 of 4

MAIL TO: Alfred S. Lee
1900 E. Golf Rd., Ste. 950
Schaumburg, IL 60173

NAME & ADDRESS OF TAXPAYER:
John Thomas & Christine Marie
Curin, Trustees
822 Spring Cove Drive
Schaumburg, IL 60193

THIS INDENTURE, made this February 4, 2014, between John Thomas and Christine Marie Curin, as Trustees (hereinafter referred to as "said Trustee," regardless of the number of trustees) of the CURIN TRUST NUMBER 1 DATED JANUARY 14, 2008, **THE GRANTOR**,

and JOHN THOMAS CURIN and CHRISTINE MARIE CURIN, TRUSTEE OF THE JOHN THOMAS CURIN AND CHRISTINE MARIE CURIN JOINT TENANCY TRUST DATED JANUARY 14, 2008, (INTERVIVOS TRUSTS MADE BY THE SETTLORS OF SUCH WHO ARE HUSBAND AND WIFE, AND WHO ARE THE PRIMARY BENEFICIARIES RESPECTIVELY OF EACH OF THE TRUSTS), 822 Spring Cove Drive, Schaumburg, IL 60193, and any amendments thereto, as **TENANTS BY THE ENTIRETY**, NOT AS JOINT TENANTS, NOR AS TENANTS IN COMMON, **GRANTEE**, and unto all and every successor or successors in trust under said trust agreement,

WITNESSETH, that Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee in fee simple the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 137 IN SPRING COVE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1976 AS DOCUMENT NO. 23591344, AS AMENDED BY CERTIFICATES OF CORRECTION RECORDED NOVEMBER 8, 1976 AS DOCUMENT NO. 23702518 AND AUGUST 16, 1979 AS DOCUMENT NO. 25103472, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 07-28-407-014

COMMONLY KNOWN AS: 822 Spring Cove Drive, Schaumburg, IL 60193

Subject to real property taxes, and valid easements, covenants, conditions and restrictions of record.

Full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide the property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the Property 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 Property 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 the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the Property, or any part thereof, to lease the property, or

UNOFFICIAL COPY

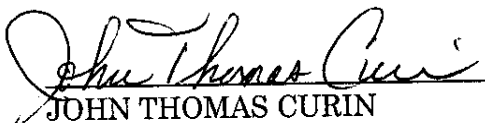
any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms 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 respecting the manner of fixing the amount of the present or future rentals, to partition or to exchange the Property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey assign any right, title or interest in or about or easement appurtenant to the Property or any part thereof, and to deal with the Property 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.

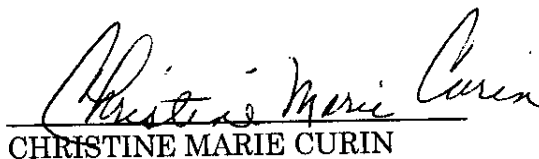
In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the Property, 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 conveyance, lease or other instrument, (a) that at this 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 there under, (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 its, his or their predecessors 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 in which said property is located, providing for the exemption of homesteads from sale on execution or otherwise.

Dated: February 4, 2014


JOHN THOMAS CURIN


CHRISTINE MARIE CURIN

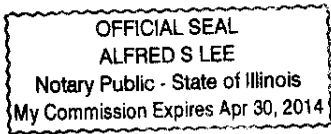
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO

UNOFFICIAL COPY

HEREBY CERTIFY that JOHN THOMAS CURIN and CHRISTINE MARIE CURIN, husband and wife, are 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 as such trustee, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 4th day of Feb., 2014.



Notary Public [Signature]
My commission expires _____

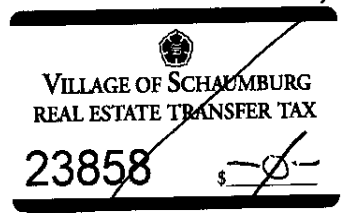
=====
COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph (e), Section 305/4
Real Estate Transfer Act

Date: 2/4/14

Signature: [Signature]

Prepared by:
Johnson, Westra, et al
380 S. Schmale Road, Suite 102
Carol Stream, IL 60188-2790



Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

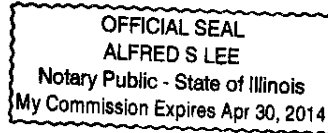
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 Feb 4th, 2014.

Signature: John Thomas Cui
Grantor or Agent

Subscribed and sworn to before me by the said grantor/agent
This 4th day of Feb., 2014.

Alfred S Lee
Notary Public



The grantee or his her 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.

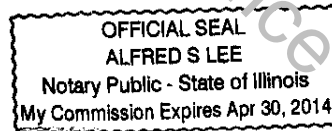
Dated Feb 4th, 2014.

Signature: John Thomas Cui
Grantee or Agent

Subscribed and sworn to before me by the said grantee/agent

This 4th day of Feb., 2014.

Alfred S Lee
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for tile 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.)