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DEED IN TRUST

(ILLINOIS)



Doc#: 1405819022 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/27/2014 10:28 AM Pg: 1 of 5

THE GRANTORS, SIMON J. KUPPY (a/k/a Simon Kuppy) and THERESA KUPPY, husband and wife, both of 29825 Forest Lake Lane, Green Oaks, Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, with respect to the following interests in the described real estate in the County of Cook, State of Illinois,

PARCEL 1: UNIT NUMBER 1110 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 TO MAINTAIN PARTY WALL AS ESTABLISHED BY PARTY WALL AGREEMENT RECORDED AS DOCUMENT 1715549, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

Street address: 233 E. Erie, Unit 1110
City, state, and zip code: Chicago, Illinois 60611
Real estate index number: 17-10-203-027-1030

hereby **QUITCLAIM** such interests in real estate to the following **GRANTEES** as follows:

-an undivided one-half (1/2) interest, as tenants in common,

to **SIMON J. KUPPY**, 29825 Forest Lake Lane, Green Oaks, Illinois, Trustee under the **SIMON J. KUPPY DECLARATION OF TRUST DATED DECEMBER 18, 2013** and to all and every successor or successors in trust under such trust agreement

City of Chicago
Dept. of Finance

661829



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Real Estate
Transfer
Stamp

\$0.00

2/27/2014 10:15

dr00764

Batch 7,724,541

Property of Cook County Clerk's Office

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DEED IN TRUST

Page 2

-an undivided one-half (1/2) interest, as tenants in common,

to **THERESA KUPPY**, 29825 Forest Lake Lane, Green Oaks, Illinois, Trustee under the **THERESA KUPPY DECLARATION OF TRUST DATED DECEMBER 18, 2013** and to all and every successor or successors in trust under such trust agreement

the beneficial interest of said trusts being held by **SIMON J. KUPPY** and **THERESA KUPPY**, husband and wife, as tenancy by the entirety.

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and the respective trust agreements.

As hereinafter used, the term "trustee" shall refer to each of the trustee's rights and obligations under their respective trust and in no event shall a trustee's powers or interests be construed to extend to interests in real estate not transferred to such trustee's trust.

Full power and authority are granted to each 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 said 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 premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of 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 said property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 property, 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 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee in relation to said premises or to whom said 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 the 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 the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed 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 deed 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 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, her, or their predecessor in trust.

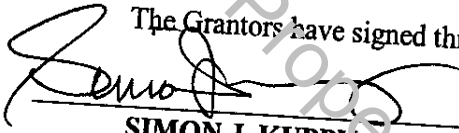
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Page 3

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 declared to be personal property, and 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 earnings, avails, and proceeds thereof.

The 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.

The Grantors have signed this deed on December 18, 2013.



SIMON J. KUPPY



THERESA KUPPY

STATE OF ILLINOIS

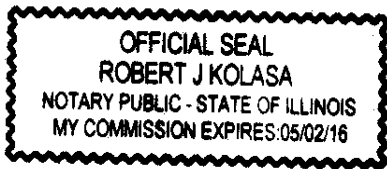
LAKE COUNTY

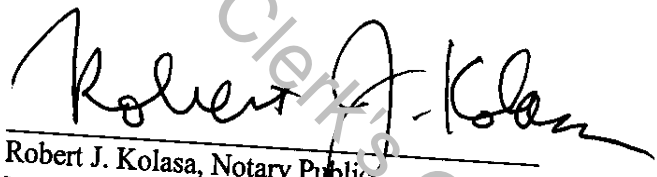
) ss.
)

I am a notary public for the County and State above. I certify that **SIMON J. KUPPY** and **THERESA KUPPY**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: December 18, 2013

(SEAL)



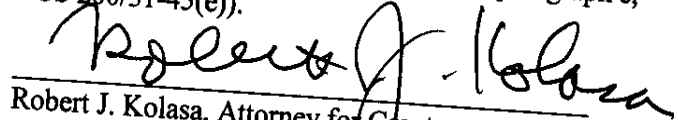


Robert J. Kolasa, Notary Public
My commission expires: May 2, 2016

STATE OF ILLINOIS, DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of paragraph e, Section 31-45, of the Real Estate Transfer Tax Law (35 ILCS 200/31-45(e)).

Dated: December 18, 2013



Robert J. Kolasa, Attorney for Grantors

PREPARED BY & MAIL TO:

Robert J. Kolasa,
Law Offices of Robert J Kolasa, Ltd.
582 N. Oakwood Avenue, Suite 200
Lake Forest, IL 60045

SEND SUBSEQUENT TAX BILLS TO:

Simon & Theresa Kuppy
29825 Forest Lake Lane
Green Oaks, IL 60048

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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 FEBRUARY 21, 2014

Signature *Robert J. Kolasa*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Robert J. Kolasa
THIS 21st DAY OF FEBRUARY
20 14.



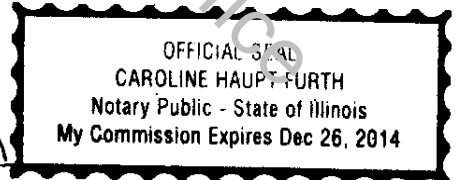
NOTARY PUBLIC *Caroline Haupt Furth*

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 FEBRUARY 21, 2014

Signature *Robert J. Kolasa*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Robert J. Kolasa
THIS 21st DAY OF FEBRUARY
20 14.



NOTARY PUBLIC *Caroline Haupt Furth*

Note: Any person who knowingly submits a false statement concerning the identify 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.]