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Chicago Title (GU) 20GNW471487GU
CSC 1 OF 1

WARRANTY DEED

Doc#: 2030406262 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/30/2020 04:14 PM Pg: 1 of 4

Dec ID 20200901603019
ST/CO Stamp 1-958-417-888 ST Tax \$372.00 CO Tax \$186.00

(Reserved for Recorders Use Only)

* AFTER RECORDING MAIL TO:

* Richard S. Kurnick &
Shirley C. Samuel-Kurnick
525 N. Rohlwing Rd.
Palatine, IL 60074

* MAIL REAL ESTATE TAX BILL TO:

Richard S. Kurnick and Shirley Samuel Kurnick
525 N. Rohlwing Rd.
Palatine, IL 60074

THE GRANTOR: Lawrence Rieger, ^{Single} ~~a married man~~*, of 525 N. Rohlwing Rd., Palatine, IL 60074, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to ~~Kurnick~~* ~~Family Trust~~ ~~dated November 18, 2018~~, to have and to hold, as Tenants by the Entirety, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

* This is not homestead property
SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 525 N. Rohlwing Rd., Palatine, IL 60074
PIN: 02-13-116-019-0000

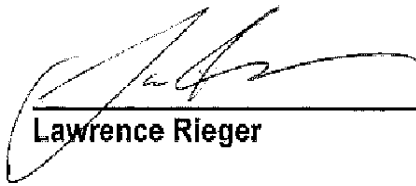
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

* Richard S. Kurnick and Shirley C. Samuel-Kurnick, as
Trustees of the Kurnick Family TRUST dated
November 8, 2018

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DATED this 17th day of September, 2020.

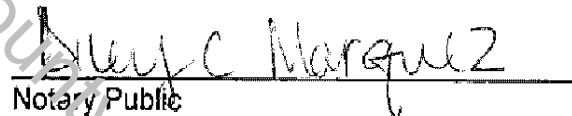


Lawrence Rieger

STATE OF Illinois)
COUNTY OF DeKalb)SS

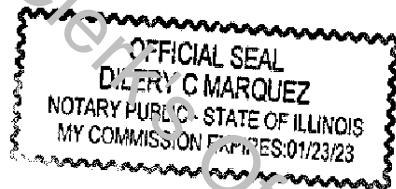
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Lawrence Rieger**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 17th day of September, 2020.



Notary Public

NAME AND ADDRESS OF PREPARER:
Judy K. Maldonado and/or Alicia Ayala
Attorney at Law
1800 Nations Dr., Suite 218
Gurnee, IL 60031



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LEGAL DESCRIPTION

Order No.: 20GNW471487GU

For APN/Parcel ID(s): 02-13-116-019-0000

LOT 19 IN BLOCK 57 IN WINSTON PARK NORTHWEST UNIT 4, BEING A SUBDIVISION IN SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth,

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said 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 said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, 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 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 said premises or any part thereof; and to deal with said 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 said 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 said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said 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 said 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 said trustee in relation 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 said 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 said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; c) that said 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 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 earning avails and proceeds arising from the sale or other disposition of said 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 earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.