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QUIT CLAIM DEED IN TRUST

Doc#: 2124217282 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2021 03:20 PM Pg: 1 of 4

Dec ID 20210801655641

THE GRANTOR(S) MICHAEL KURINIEC, and ELISSA R. KURINIEC, husband and wife, of the Village of Northbrook, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to MICHAEL KURINIEC and ELISSA R. KURINIEC, as Co-Trustees of the MICHAEL KURINIEC REVOCABLE LIVING TRUST, and ELISSA R. KURINIEC and MICHAEL KURINIEC as Co-Trustees of the ELISSA R. KURINIEC REVOCABLE LIVING TRUST both dated 8-17, 2021, an undivided one-half interest each, not as joint tenants or tenants in common, but as Tenants by the Entirety,

(GRANTEE'S ADDRESS) 1750 Pondsides Dr., Northbrook, Illinois 60062

of the county of Lake, all interest in the following described Real Estate in the County of Lake in the State of Illinois, to wit:

LOT 12 IN BIRCH POND, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS A HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, general taxes for the year 2020, and subsequent years, including taxes which may accrue by reason of new or additional improvements.

Permanent Real Estate Index Number(s): 04-16-102-028-0000

Address(es) of Real Estate: 1750 Pondsides Dr., Northbrook, Illinois 60062

This deed is made to a Trustee who shall have authority to make deeds; leases, of coal, oil, gas and oil minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivisi

or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant option purchase, to sell on any terms, to convey either with or without consideration, to convey said premises any part thereof to a successor or successors in trust and to grant to such successor or successors in tr

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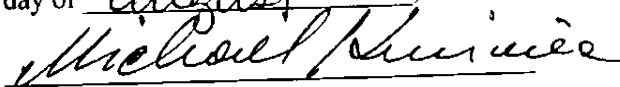
all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, 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 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, 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.

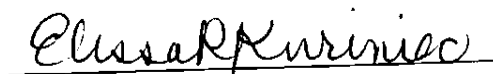
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) 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.

In Witness Whereof, the grantor(s) aforesaid has hereunto set their hand(s) and seal(s) this 17 day of August, 2021.



MICHAEL KURINIEC



ELISSA R. KURINIEC

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STATE OF ILLINOIS, COUNTY OF LAKE) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MICAHIEL KURINIEC and ELISSA R. KURINIEC, are 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.

Given under my hand and official seal, this 17 day of August, 2021



Kathleen A. Henson (Notary Public)

Prepared By: Kathleen A. Henson, Attorney at Law
1580 South Milwaukee Ave., Suite 605
Libertyville, IL 60048

Mail To:
Kathleen A. Henson
Attorney at Law
1580 S. Milwaukee Ave., Suite 605
Libertyville, Illinois 60048

Name & Address of Taxpayer:
MICAHIEL KURINIEC and ELISSA R. KURINIEC, Co-Trustees
1750 Pondsides Dr.
Northbrook, Illinois 60062

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 4, OF THE REAL ESTATE TRANSFER ACT.

Dated: 8-17, 2021

Kathleen A. Henson
Buyer, Seller or Representative

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 8 | 17 | 2021

SIGNATURE: Michael Kuriniec
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

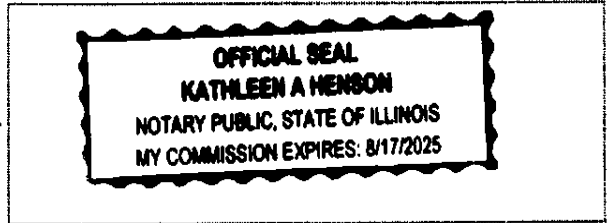
Kathleen A. Henson

By the said (Name of Grantor): Michael Kuriniec

On this date of: 8 | 17 | 2021

NOTARY SIGNATURE: Kathleen A. Henson

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 8 | 17 | 2021

SIGNATURE: Elissar Kuriniec
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

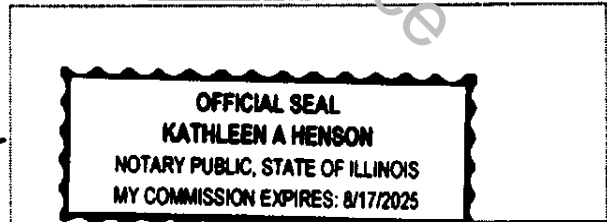
Kathleen A. Henson

By the said (Name of Grantee): Elissar Kuriniec

On this date of: _____, 20

NOTARY SIGNATURE: Kathleen A. Henson

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)