

UNOFFICIAL COPY



DEED IN TRUST

Doc# 2328515001 Fee \$88.00

ILLINOIS

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/12/2023 01:50 PM PG: 1 OF 5

Above Space for Recorder's Use Only

THE GRANTOR(s) DAVID CURESCU and SIMONA CURESCU, Husband and Wife, of the City of Des Plaines, County of Cook and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) unto (Name and Address of Grantee-s) DAVID CURESCU and SIMONA CURESCU, Husband and Wife, of 1795 Elm Street, Des Plaines, IL 60018 as Trustees under the provisions of a trust agreement dated August 22, 2023 and known as the **DAVID CURESCU AND SIMONA CURESCU FAMILY REVOCABLE LIVING TRUST**, Dated August 22, 2023 (hereinafter referred to as 'said trustee,' regardless of the number of trustees,), their interests as husband and wife to the homestead property to be held as tenants by the entirety, to hold and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to Wit: *(see legal description rider attached as page 3 hereto).*

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 09-29-211-048-0000

Address(es) of Real Estate: 1795 Elm Street, Des Plaines, IL 60018

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, street, 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 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.

Exempt deed or instrument
eligible for recordation
without payment of tax.

10/10 8/25/2023
City of Des Plaines

REAL ESTATE TRANSFER TAX

12-Oct-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

09-29-211-048-0000

| 20230801612284 | 0-201-755-600

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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.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

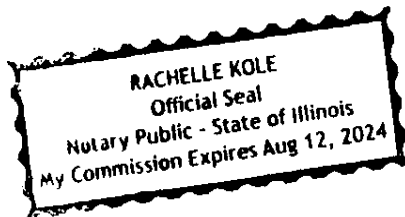
The date of this deed of conveyance is 08/22/2023.

David Curescu
DAVID CURESCU

Simona Curescu
SIMONA CURESCU

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID CURESCU and SIMONA CURESCU personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 08/22/2023.



Rachelle Kole
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 1795 Elm Street, Des Plaines, IL 60018

Legal Description:

Lots 26 to 29 (except the East 60 feet of said Lots) in Block 4, in Ira Brown's Subdivision of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 41 North, Range 12 East of the Third Principal Meridian, in the City of Des Plaines, in Cook County, Illinois.

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

08/22/2023

Date Buyer, Seller or Representative

This instrument was prepared by:
DIMITRIE UMBRADESCU
LAW OFFICE OF DIMITRIE B.
UMBRADESCU
555 SKOKIE BLVD. SUITE 500
NORTHBROOK, IL 60062

Send subsequent tax bills to:
DAVID CURESCU and SIMONA
CURESCU
1795 Elm Street, Des Plaines, IL
60018

Mail recorded document to:
DIMITRIE UMBRADESCU
LAW OFFICE OF DIMITRIE B.
UMBRADESCU
555 SKOKIE BLVD. SUITE 500
NORTHBROOK, IL 60062

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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: 08 | 22 | 2023

SIGNATURE: David Curran Jimena
GRANTOR or AGENT

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

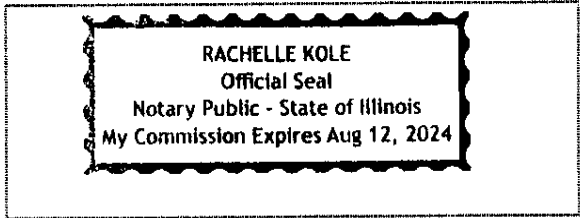
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of August | 22 | 2023

NOTARY SIGNATURE: Rachelle Kole

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: 08 | 22 | 2023

SIGNATURE: David Curran Jimena
GRANTEE or AGENT

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

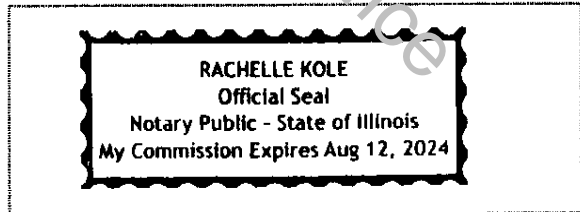
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of August | 22 | 2023

NOTARY SIGNATURE: Rachelle Kole

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)**)

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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: 10 | 12 | 20 23

SIGNATURE: [Signature]

GRANTOR or AGENT

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

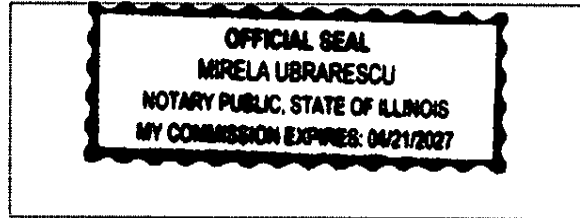
Subscribed and sworn to before me, Name of Notary Public: Mirela Umbrarescu

By the said (Name of Grantor): Dimitrie Umbrarescu

On this date of: 10 | 12 | 20 23

NOTARY SIGNATURE: Mirela Umbrarescu

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: 10 | 12 | 20 23

SIGNATURE: [Signature]

GRANTEE or AGENT

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

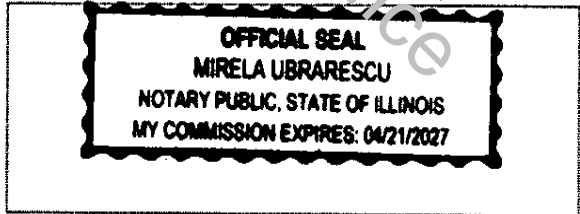
Subscribed and sworn to before me, Name of Notary Public: Mirela Umbrarescu

By the said (Name of Grantee): Dimitrie Umbrarescu

On this date of: 10 | 12 | 20 23

NOTARY SIGNATURE: Mirela Umbrarescu

AFFIX NOTARY STAMP BELOW



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