

UNOFFICIAL COPY

Doc#. 2404606102 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2024 10:28 AM Pg: 1 of 6

DEED IN TRUST

Dec ID 20240201630755
ST/CO Stamp 1-063-386-160

THIS INDENTURE WITNESSETH, that the Grantors, **David Trupiano and Joanne Trupiano f/k/a/ Joanne Beynon**, of the County of Cook and State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT unto **Joanne Trupiano, as Trustee of the JT Trust dated February 7, 2024**, the following described Real Estate in the County of Cook and State of Illinois, to wit:

Legal Description Attached

SUBJECT TO COVENANTS CONDITIONS AND RESTRICTIONS OF RECORD

PERMANENT TAX NUMBERS: 07-21-418-007

Address of Real Estate: 716 Kemah Lane, Schaumburg, IL 60193

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

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

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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) 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 hereby, expressly waives and releases 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 or execution or otherwise.

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IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 7 day of February 2024.


Grantor: **David Trupiano**


Grantor: **Joanne Trupiano f/k/a/ Joanne Beynon**

State of Illinois

County of McHenry

I, Patricia C. Kraft, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **David Trupiano and Joanne Trupiano**, 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 they (he/she) signed, sealed and delivered the said instrument as their (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 notarial seal this 7 day of February 2024.


(Notary Public)



Prepared by:

Mail To:

Patricia C. Kraft of Stusowski Kraft, P.C.
380 N. Terra Cotta Rd. Unit C
Crystal Lake, IL 60012
(815) 893-0043

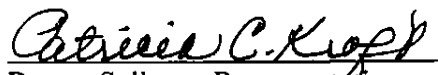
Name and Address of Taxpayer:

Joanne Trupiano, Trustee
348 Sayer Road
Bartlett, IL 60103

Exempt under provisions of Paragraph e

Section: 31-45, Property Tax Code.

2/7/24
Date


Buyer, Seller or Representative

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Legal Description

Lot 20216 in Weathersfield Unit 20, being a subdivision in the South 1/2 of Section 21, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office

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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: 2 17 2024

SIGNATURE: Patricia C. Kropf
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:

Karen J. Bucchianeri

By the said (Name of Grantor): Joanne Trupiano

AFFIX NOTARY STAMP BELOW

On this date of: 2 17 2024

NOTARY SIGNATURE: Karen J Bucchianeri



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: 2 17 2024

SIGNATURE: Patricia C. Kropf
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:

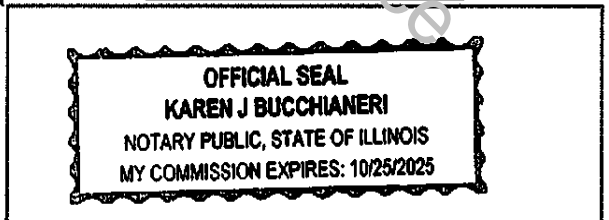
Karen J. Bucchianeri

By the said (Name of Grantee): the JT Trust, dated February 7, 2014

AFFIX NOTARY STAMP BELOW

On this date of: 2 17 2024

NOTARY SIGNATURE: Karen J Bucchianeri



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)**)

UNOFFICIAL COPY**VILLAGE OF SCHAUMBURG**
----- PROGRESS THROUGH THOUGHTFUL PLANNING -----

Stamp Number:	50085
Issued:	02/08/2024
Status:	PAID

ELECTRONIC TRANSFER STAMP

This transfer stamp is issued:

To	David Trupiano and Joanne Trupiano	As Grantor
For	716 Kemah Ln	As Property Address
Bearing	07-21-418-007-0000	As PIN
With payments for	Transfer Stamp Fee	\$10.00
	Water Bill Balance Due	\$0.00
	Total Due:	\$10.00

Please include this transfer stamp with your documentation to file with Cook County
See Cook County Recording Information at <http://www.cookcountyclerk.il.gov/recordings>



Paid:	\$10.00
Date:	02/08/2024
Status:	PAID
Stamp Number:	50085

Application and Payment Details<https://dmzappsrv1.schaumburg.com/TransferStamps/Application/DMKZN38VHF49DP7>

Village of Schaumburg - Finance Department
101 Schaumburg Ct, Schaumburg IL 60193-1899

If you have any questions, please call Finance Collectors at 847-895-4500 or email
financecollectors@schaumburg.com.