

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

### THE GRANTOR

William R. Roeder and Frances M.  
Roeder,

Husband and Wife

7831 West 157<sup>th</sup> Street,  
Unit 303  
Orland Park,



Doc#: 0724839056 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/05/2007 11:04 AM Pg: 1 of 4

Above space for Recorder's Office Only

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **William R. Roeder and Frances M. Roeder, as Trustees under the terms and provisions of a certain Trust Agreement dated the 23<sup>rd</sup> day of July, 2007**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Legal Description Attached Hereto

Permanent Real Estate Index Number(s): 27-13-316-008-1019  
Address(es) of real estate: 7831 West 157<sup>th</sup> Street, Uni 303, Orland Park, IL 60462

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or

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other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, Steven J. Roeder is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

DATED this 23 day of July, 2007

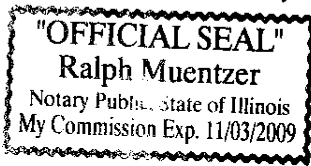
PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

William R. Roeder (SEAL) Frances M. Roeder (SEAL)

William R. Roeder Frances M. Roeder

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that William R. Roeder and Frances M. Roeder, Husband and Wife are personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 23<sup>RD</sup> day of July, 2007.

Commission expires \_\_\_\_\_ 20 \_\_\_\_\_

Ralph Muentzer  
NOTARY PUBLIC

This instrument was prepared by: Ralph Muentzer, Attorney at Law, 13305 S. Ridgeland Ave., Unit C, Palos Heights, Illinois 60463

**MAIL TO:**

William and Frances Roeder  
7831 West 157<sup>th</sup> St., Unit 303  
Orland Park, Illinois 60462

SEND SUBSEQUENT TAX BILLS TO:

William and Frances Roeder  
7831 West 157<sup>th</sup> St., Unit 303  
Orland Park, Illinois 60462

**OR**

Recorder's Office Box No. \_\_\_\_\_

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4  
PAR. 2 AND COOK COUNTY ORD. 95164 PAR. 2  
DATE 7-23-07 SIGNATURE Ralph Muentzer

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PARCEL 1:

UNIT 7831-303 IN WOODS OF GOLF VIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
CERTAIN LOTS IN THE THIRD ADDITION TO ORLAND GOLF VIEW UNIT 14 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98574380, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE CORRESPONDING NUMBERED GARAGE SPACE AND STORAGE SPACE AS DESCRIBED IN THE DECLARATION AND SURVEY AFORESAID.

Commonly known as 7831 West 157<sup>th</sup> Street, Unit 303, Orland Park, Illinois 60462

P.I.N.

27-13-316-008-1019

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

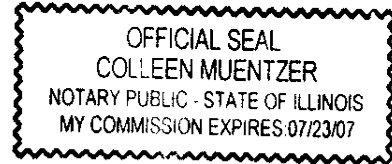
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 7-23-2007

Signature *Rachel Muentzer*  
~~Grantor or Agent~~

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID *Rachel Muentzer*  
THIS 23 DAY OF July  
~~2007~~ 2007

NOTARY PUBLIC *Colleen Muentzer*



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 7-23-2007

Signature *Rachel Muentzer*  
~~Grantor or Agent~~

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID *Rachel Muentzer*  
THIS 23 DAY OF July  
~~2007~~ 2007

NOTARY PUBLIC *Colleen Muentzer*



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]