

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

THE GRANTORS,

**RANDALL R. ROEPKE AND  
JULIE A. ROEPKE, husband  
and wife, 4324 Western Avenue**



\*1705446056\*

Doc# 1705446056 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2017 11:06 AM PG: 1 OF 3  
ice Only

of the Village of Western Springs of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten and no/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEY and Quit Claim to **RANDALL R. ROEPKE and JULIE A. ROEPKE, as Trustees under the terms and provisions of a certain Trust Agreement dated January 10, 2017 and designated as THE ROEPKE TRUST** and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 37 IN DIETRICH'S SUBDIVISION OF LOTS 1, 2, 3 AND SOUTH HALF OF THE WEST 185.86 FEET OF THE NORTH HALF OF LOT 4 AND LOTS 7 TO 12 INCLUSIVE (EXCEPT THE EAST 58 FEET OF LOT 7 AND LOT 8 IN BLOCK 14, ALL OF BLOCK 15 AND LOTS 1 TO 13 INCLUSIVE IN BLOCK 16 IN EAST HINSDALE, A SUBDIVISION OF THE EAST HALF AND THAT PART OF THE EAST HALF OF THE SOUTH WEST QUARTER LYING NORTH OF CHICAGO BURLINGTON AND QUINCY RAILROAD ALL IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-06-312-018-0000

Common Address: 4324 Western Avenue, Western Springs, IL 60558

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.

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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 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, the named successor trustee pursuant to the terms of the trust agreement 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.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 10<sup>th</sup> day of January, 2017.

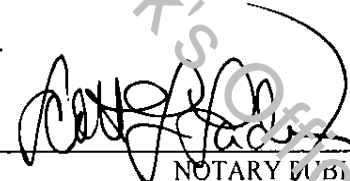
PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

 (SEAL)  (SEAL)  
RANDALL R. ROEPKE JULIE A. ROEPKE  
\_\_\_\_\_(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 Randall R. Roepke and Julie A. Roepke personally known to me to be the same persons whose names 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, including the release and waiver of the right of homestead.

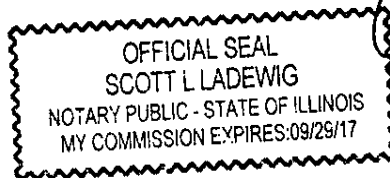
Given under my hand and official seal, this 10th day of January, 2017.

Commission expires: September 29, 2017

  
\_\_\_\_\_  
NOTARY PUBLIC


This instrument was prepared by:

Ladewig & Ladewig, P.C.  
Scott L. Ladewig  
5600 West 127th Street  
Crestwood, Illinois 60445



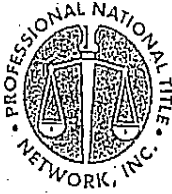
MAIL TO:  
Scott L. Ladewig  
5600 W. 127<sup>th</sup> Street  
Crestwood, IL 60445

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

1-10-2017   
Date Buyer, Seller or Representative

SEND SUBSEQUENT TAX BILLS TO:  
Randall R. and Julie A. Roepke  
4324 Western Avenue  
Western Springs, IL 60558

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1-10, 2017

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 10th day of JANUARY, 2017.



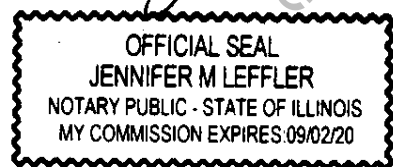
Notary Public Jennifer M. Leffler

The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 1-10, 2017

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 10th day of JANUARY, 2017.



Notary Public Jennifer M. Leffler

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)