GREATER METROPOLITAN TITLE, LLC 2340 S. ARLINGTON HTS. RD., SUITE 203 ARLINGTON HEIGHTS, IL 60005

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FILE # 17.0699

TRUSTEE'S DEED (Illinois)

Doc#. 1722639114 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 08/14/2017 10:43 AM Pg: 1 of 2

Dec ID 20170801602027

ST/CO Stamp 1-329-753-536 ST Tax \$327.50 CO Tax \$163.75

City Stamp 0-172-252-608 City Tax: \$3,438.75

THIS INDENTURE, made this day of \_\_\_\_\_\_\_, 2017 between RONALD ROGINSKI and DELPHINE ROGINSKI authorized to accept and execute trusts within the State of Illinois, NOT PERSONALLY BUT AS COTRUSTEES under a certain trust agreement dated March 22, 2012, and known as the Roginski Family Trust, dated March 6, 2012, of 361 E. Marseilles Street, City of Vernon Hills, County of Lake, State of Illinois 60061, GRANTORS and ROBERT HVORCIK of 5426 North Monitor, Chicago, Illinois 60630, GRANTEE.

WITNESSES: That said Grantors in consideration of the sum of Ten Dollars (\$10.00), receipt of whereof is hereby acknowledged, and in pursuage of the power and authority vested in the Grantors as said Trustees, and of every other power and authority the Grantors here are enabling, does hereby convey and Quit Claim unto the Grantee, in fee simple, the following described real estate situated in the County of Cook, State of Illinois to Wit:

Together with the tenements, hereditaments and apprunenances thereto belonging or in any wise appertaining. TO HAVE AND TO HOLD, the same unto said party of the second part and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustees, a foresaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said trust agreement above mentioned, and of every other power and authority thereunto enabling.

This deed is made SUBJECT TO: General real estate taxes payable at the time of Closing; Covenants, conditions and restrictions of record; Building lines and easements; Acts done by or suffered inrol gh Buyer; Terms, provisions covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; Public and utility easements including any easements established by o in plied from the Declaration/CCRs or amendments thereto; Party wall rights and agreements; Limitations and conditions imposed by the Condominium Property Act; Installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; And hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 13-06-412-017-0000 COMMON ADDRESS: 5807 No Napoleon Ave Chicago, Ihincas 00631-2624

The foregoing transfer of title/conveyance is hereby accepted by Ronald Roginski and Delphine Roginski as Co-Trustees of the Roginski Living Trust under the provisions of the trust agreement dated March 22, 2012, and known as the Roginski Living Trust dated March 22, 2012.

IN WITNESS WHEREOF, the Grantors, as trustees as aforesaid, hereunto set their hands and seals the day and year first above written.

Dated this

day of

\_, 20\_/\_/.

Ronald Roginski, as Co-

rustee as aforesaid

Delphine Roginski, as Co-Trustee as aforesaid

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## **UNOFFICIAL COP**

STATE OF ILLINOIS	)
	) SS
COUNTY OF COOK	)

I, the undersigned, a Notary Public in and for said State and County, in the State aforesaid, CERTIFY THAT Ronald Roginski and Delpine Roginski, as Co-Trustees of the Roginski Family Trust dated March 6, 2012, are 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 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 notarial seal, this day of \_\_\_\_\_\_, 20\_17.

OFFICIAL SEAL JEAN MISSIRLIAN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/03/20

Commission Expires: 8/3/2020

PROPERTY ADDRESS: 5807 North Napole in Avenue, Chicago, Illinois 60631-2624

NOTE: Ronald Roginski and Delphine Roginski as Co-Trustees, have not resigned nor been removed and are currently acting Co-Trustees of the Trust and that the Trust Agreement has not been revoked or amended and is in full force and effect as of the date of execution of the instrument, and that the Co-Trustees have the authority to convey the premises in question pursuant to the applicable provision of the Trust Agreement.

This instrument was prepared by:

-10/4'S Office Harry Missirlian & Associates, Ltd., Ste. 309, 9933 Lawler Ave., Skokie, IL 50077

AFTER RECORDING MAIL TO: Attorney

, Illinois

MAIL TAX BILLS TO: NAME and ADDRESS OF TAXPAYER: ROBERT HVORCIK 5807 N. Napoleon Avenue CHICAGO, ILLINOIS 60631-2624