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Doc# 1829008068 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2018 03:41 PM PG: 1 OF 5

DEED INTO TRUSTS AS TENANTS BY THE ENTIRETY

[AS AUTHORIZED UNDER PUBLIC ACT
096-1145 AMENDING 765 ILCS 1005/1c]

The Grantors, William J. Rohaly and Ann Marie Rohaly, HUSBAND AND WIFE,

[PRINT NAMES OF HUSBAND AND WIFE]

both of Western Springs, County of COOK, and State of Illinois,

[CITY/VILLAGE/TOWN]

[COUNTY]

for and IN CONSIDERATION OF TEN (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, CONVEY AND WARRANT

an undivided one-half (½) interest to William J. Rohaly, as trustee under the provisions of a trust agreement dated March 10, 2000 and known as the WILLIAM J. ROHALY TRUST; and

an undivided one-half (½) interest to Ann Marie Rohaly, as trustee under the provisions of a trust agreement dated March 10, 2000 and known as the ANN MARIE ROHALY TRUST

both currently of 4801 Fair Elms Avenue, Western Springs, Illinois, as Grantees

[HOMESTEAD PROPERTY RESIDENTIAL ADDRESS]

and unto all and every successor or successor in trust under said trust agreements, all of the Grantors' right title and interest in the following described real estate in the County of Cook and State of Illinois to wit:

[COUNTY]

The Legal Description of Grantor's Homestead Residence commonly known as

4801 Fair Elms Avenue, Western Springs, Illinois 60558-1710

[HOMESTEAD PROPERTY RESIDENTIAL ADDRESS]

is attached as Exhibit "A" hereto.

Subject only to: general real estate taxes not due and payable as of the date hereof; covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate as a single family residence.

AND WHEREAS:

- The above described property is maintained as a homestead by Grantors, who are HUSBAND AND WIFE; and
- Grantors are also the respective Settlers of Grantee trusts, which trusts are revocable *inter vivos* trusts created by the Grantors; and
- Grantors are the primary beneficiaries of Grantee trusts; now therefore

THE GRANTORS HEREBY CONVEY TITLE TO THE GRANTEES for the benefit of
WILLIAM J. ROHALY AND ANN MARIE ROHALY

[PRINT NAMES OF HUSBAND AND WIFE]

SO THAT SUCH BENEFICIAL INTEREST IN THE HOMESTEAD PROPERTY IS HELD
AS TENANTS BY THE ENTIRETY.

PERMANENT INDEX NUMBER: 18-07-207-035-0000

FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED
PROPERTY HERE: 4801 Fair Elms Avenue, Western Springs, Illinois 60558-1710

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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 trustees 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 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 successor in trust and to grant to such successor or successor of the trust all of the title, estate, powers and authorities vested in said trustees; 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 a 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 consideration 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 trustees 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 trustees, 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 the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, 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 trustees 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 trusts created by said trust agreement were in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 successor in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of his, her, its or their predecessor in trust.

The said Grantors 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 on execution or otherwise.

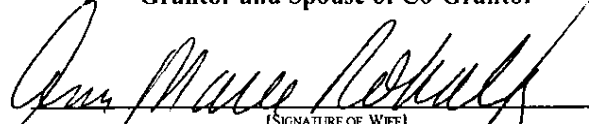
The said Grantors hereby agree and acknowledge that the above property is and shall continue to be "marital property" pursuant to the Illinois Marriage and Dissolution of Marriage Act.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 10th day of October, 2018.



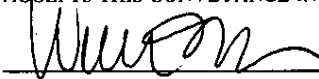

[SIGNATURE OF HUSBAND]

WILLIAM J. ROHALY
[PRINT NAME OF HUSBAND]
Grantor and Spouse of Co-Grantor



[SIGNATURE OF WIFE]

ANN MARIE ROHALY
[PRINT NAME OF WIFE]
Grantor and Spouse of Co-Grantor

TRUSTEE ACCEPTANCE	
THE GRANTEE(S), WILLIAM J. ROHALY, AS TRUSTEE OF THE WILLIAM J. ROHALY TRUST AND ANN MARIE ROHALY, AS TRUSTEE OF THE ANN MARIE ROHALY TRUST , BOTH TRUSTS DATED THE <u>10TH</u> DAY OF <u>MARCH</u> , <u>2000</u> , HEREBY ACKNOWLEDGE AND ACCEPTS THIS CONVEYANCE INTO THE SAID TRUSTS.	
 WILLIAM J. ROHALY, TRUSTEE	<u>10-10-2018</u> DATE
WILLIAM J. ROHALY TRUST U/A/D 3/10/2000	
 ANN MARIE. ROHALY, TRUSTEE	<u>10-10-2018</u> DATE
ANN MARIE ROHALY TRUST U/A/D 3/10/2000	

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Exempt under the provisions of §(e) of the "Real Estate Transfer Tax Act" (35 ILCS 200/31-45).

10-10-2018

Robert R. Ekroth

[DATE]

[SIGNATURE OF BUYER, SELLER OR REPRESENTATIVE]

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

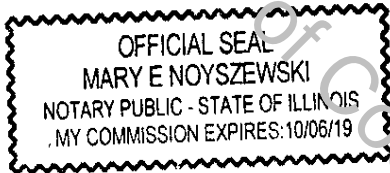
William Rohaly and Ann Marie Rohaly

[PRINT NAMES OF HUSBAND AND WIFE]

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 October, 2018.

Mary E. Noyszewski
Notary Public



My commission expires 10-06-2019

THIS INSTRUMENT WAS PREPARED BY AND MAIL RECORDED DEED TO:

Robert R. Ekroth, Esq.
ROBERT R. EKROTH LAW OFFICE, INC.
15 Salt Creek Lane, Suite 122
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:

William J. Rohaly and Ann Marie Rohaly, TTES
**WILLIAM J. ROHALY TRUST u/a/d 3/10/2000 &
ANN MARIE ROHALY TRUST u/a/d 3/10/2000**
4801 Fair Elms Avenue
Western Springs, IL 60558-1710

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EXHIBIT "A"
TO
DEED INTO JOINT TRUST AS TENANTS BY THE ENTIRETY

The property commonly known as **4801 Fair Elms Avenue, Western Springs, Illinois 60558-1710** is legally described as follows:

LOT 111 FAIR ELMS, BEING A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 15, 1964 AS DOCUMENT NUMBER 2131260, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 18-07-207-035-0000

Office 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 10-10-2018

Signature *Robert Ekroth*
Grantor or Agent

Subscribed and sworn to before me
by the said Robert R. Ekroth, Attorney for Grantor
this 10th day of OCTOBER, 20 18.

Notary Public *Mary E. Noyszewski*



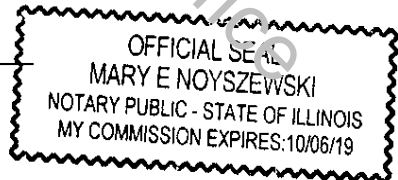
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated 10-10-2018

Signature *Robert Ekroth*
Grantee or Agent

Subscribed and sworn to before me
by the said Robert R. Ekroth, Attorney for Grantee
this 10th day of OCTOBER, 20 18.

Notary Public *Mary E. Noyszewski*



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 31-45 of the Illinois Real Estate Transfer Tax Law (35 ILCS 200/31-45).