


UNOFFICIAL COPY

When Recorded Return To:  
Indecomm Global Services  
1427 Energy Park Drive  
St. Paul, MN 55108  
**DEED IN TRUST**  
(ILLINOIS)

3499506569  
72126738  
8259872

82252004  
fee 300

3

  
\*2217416032D\*  
Doc# 2217416032 Fee \$93.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 06/23/2022 02:19 PM PG: 1 OF 4

THE GRANTOR, **ELENA RIPPE**, a single woman, who resides at 12931 S. Monitor Avenue, Palos Heights, IL 60463, for and in consideration of Ten and No Dollars and other good and valuable considerations in hand paid Conveys and Warrants unto **ELENA RIPPE**, as Successor Trustee of **THE LARRY F. RIPPE LIVING TRUST** dated July 25, 2006, and unto all and every successor or successors in trust under said trust agreement, THE GRANTEE, of 12931 S. Monitor Avenue, Palos Heights, IL 60463, the following described real estate in the County of Cook and State of Illinois to wit:

LOT 18 IN ROBERT BARTLETT'S NAVAJO GARDENS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1946 AS DOCUMENT NUMBER 13796068 IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 12931 S. MONITOR AVENUE, PALOS HEIGHTS, IL 60463

Permanent Real Estate Index Numbers: 24-32-207-006-0000:

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 trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 and to grant 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 present or in future, 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

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24-32-207-006-0000 | 20220301644011 | 0-712-960-080  
TOTAL: 0.00  
ILLINOIS: 0.00  
COUNTY: 0.00  
REAL ESTATE TRANSFER TAX  
23-Jun-2022

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exchange said 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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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) that said trustee was duly authorized and empowered to execute and deliver every such 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of non-residents from sale on execution or otherwise.


[SIGNATURE & NOTARY PAGE TO FOLLOW]

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## STATEMENT OF GRANTOR / GRANTEE

The grantor or grantor's 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: APRIL 8, 2022

Signature:   
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT Elena Rippe this 08 day of April, 2022

  
Notary Public




The grantee or grantee's 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.

Dated: APRIL 8, 2022

Signature:   
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT Elena Rippe this 08 day of April, 2022

  
Notary Public



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.)

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In Witness Whereof, the grantors aforesaid have set their hands and seals on 4/6/, 2022.

[Signature]  
**ELENA RIPPE**

STATE of IL )  
                                          ) ss.  
COUNTY of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elena Rippe, 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 she signed, sealed and delivered the said instruments 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 on April 06, 2022.



[Signature]  
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

DATE: 4/15, 2022

AGENT: [Signature]

**This Instrument was prepared by and after recording, please mail to:**  
Thomas A. Jefson, Esq.  
Robbins DiMonte, Ltd.  
180 North LaSalle Street, Suite 3300  
Chicago, Illinois 60601

**Send Subsequent Tax Bills to:**  
The Larry F. Rippe Living Trust  
12931 S. Monitor Avenue  
Palos Heights, IL 60463

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