DEED IN TRUSNOFFICIAL COPY

(ILLINOIS)

Mail to:

Peter J. Latz & Associates LLC 104 N. Oak Park Ave. Suite 200 Oak Park, IL 60301

Subsequent Tax Bills to:

Robert M. Gerger & Milady Rodriguez-Gerger 1047 Troost Ave. Forest Park, IL 60130



Doc# 2229957029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/26/2022 03:21 PM PG: 1 OF 5

Above Space for Recorder's Use Only

THE GRANTORS, Robert M. Gerger and Milady Rodriguez-Gerger, husband and wife, of the Village of Forest Park, County of Cook, and State of Minois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid Convey and Quitclaim unto the GRANTEES:

Robert M. Gerger and Milad' Flodriguez-Gerger, husband and wife, not individually, but solely as Co-Trustees of the Gerger Family 2021 Trust dated August 10, 2021, of 1047 Troost Avenue, Forest Park, IL 60130, of which Robert M. Gerger and Milady Rodriguez-Gerger are the primary beneficiaries, said beneficial interest to be held as TLN INCY BY THE ENTIRETY, all right, title and interest in the following described real estate in the County of Cook and State of Illinois, to wit: See Exhibit -A-attached hereto

VILLAGE OF FOREST PARK PROPERTY COMPLIANCE

No. 9725

MR Oct 124/2027

Approved/Date

Exempt under Provision of Paragraph E Section 31-45, Real Estate Transfer Tax Act.

Date:

Sign.

This IS HOMESTEAD PROPERTY as to Robert M. Gerger and Milady Rodriguez-Gerger, husband and wife.

Property Address:

1047 Troost Avenue, Forest Park, IL 60130

Permanent Index Number:

15-13-311-006-0000 Vol. 163

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, street, highways or alleys; 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 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 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 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 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 considerations as it would be lawful for any person owning the same 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 obliged to see to the applications of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged 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, 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 successors in trust have been

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 ceneficiary 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.

properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their

If the title to any of the above lards is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate traceof, 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.

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And the said grantors nereby expressly walve in a release any and an right of benefit under and by virtue of any and an statutes of
State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.
14
In Witness Whereof, the grantors aforesaid have here into set their hands and seals this day of October, 2022.
Rder Merge (SEAL) Musey lover Jun (SEAL)
ROBERT M. GERGER MILADY RODRIGUEZ-GERGER
The foregoing transfer of title/conveyance is hereby accepted by Robert M. Gerger, of the Village of Forest Park, Illinois, as Co-Trustee under the provisions of the Gerger Family 2021 Trust dated August 10, 2021. ROBERT/M. GERGER, as Co-Trustee The foregoing transfer of title/conveyance is hereby accepted by Milady Rodriguez-Gerger, of the Village of Forest Park, Illinois, as Co-Trustee under the provisions of the Gerge Family 2021 Trust dated August 10, 2021. MILADY RODRIGUEZ-GERGER, as Co-Trustee
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 Robert Gerger and Milady Rodriguez-Gerger, 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14 day of October, 2022.

predecessor in trust.

OFFICIAL SEAL RAFFIELLA M HANSON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/5/2025

This instrument was prepared without title examination or opinion at the direction of the Grantor(s) by: Peter J. Latz & Associates LLC

GOOK GOUNTY CLERK OFFICE AECOADING DIVISION 118 N. CLARKST. ROOM 120

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COOK COUNTY CLERK OFFICE SECORDING DIVISION 118 N. CLARK ST. ROOM 120 EHICAGO, IL 60602-1387

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Exhibit -A-

Property Address:

1047 Troost Avenue, Forest Park, IL 60130

Permanent Index Number:

15-13-311-006-0000

Legally described as follows:

The South half of lot seven (7) and all of lot eight (8) and the North two and one half (2) feet of lot nine (9) all in block twenty seven (27) in Joseph K. Dunlop's Subdivision of blocks seventeen (17), twenty six (26), twenty seven (27) and twenty nine (29) in Dunlop's Addition to Oak Park in Section thirteen (13), Township thirty nine (39) North, Range Twelve (12), East of the Third Principal Meridian, in Cook County, Illinois.

the	Third Principal	Meridian, in	ı Cook	County,	Illinois.
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	TO AMERICA TAX	26-00	t-2022		
REAL	ESTATE TRANSFER TAX	COUNTY: ILLINOIS:	0.00		
	15-13-311-006-0000 2022	TOTAL: 1001669876 0-864-4	0.00 P d49		
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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 October, 2022	Signature:	Robert M. Gerger
Dated October	Signature:	Milady Rodriguez-Gerger
Subscribed and sworn to before my This 1 day of October, 2022. Reflectle M. Hause- Notary Public	0-	OFFICIAL SEAL RAFFIELLA M HANSON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/5/2025

The grantees or their agent affirms and verifies that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust arc either natural persons, an Illinois corporation or foreign corporation authorized to do business or accuire 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 October / , 2022 Signature: Robert M. Gerger, not individually, but solely as Co-Trustee of the Gerger Family 2021 Trust

dated August 10, 2021

Dated October 14, 2022 Signature: Milady Rodriguez-Gerger, not individually, but

solely as Co-Trustee of the Gerger Family 2021

Trust dated August 10, 2021

Subscribed and sworn to before me this day of October, 2022.

OFFICIAL SEAL NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES: 12/5/2025

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.)