

# UNOFFICIAL COPY

Doc#: 2332506113 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/21/2023 10:20 AM Pg: 1 of 6

## QUIT CLAIM DEED IN TRUST

Name and Address of Taxpayers:

Dec ID 20231101678013  
ST/CO Stamp 1-479-045-072

WENDY B. EPSTEIN and DAVID L. DRANOFF  
as Co-Trustees of the WENDY B. EPSTEIN  
TRUST dated November 6, 2023  
1200 Fair Oaks Avenue  
Oak Park, IL 60302

*Above Space for Recorder's Use Only*

**THE GRANTORS**, DAVID L. DRANOFF and WENDY B. EPSTEIN, husband and wife, not in tenancy in common, but in joint tenancy, of the Village of Oak Park, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, **CONVEY and QUIT CLAIM** unto,

WENDY B. EPSTEIN AND DAVID L. DRANOFF, AS CO-TRUSTEES OF THE  
WENDY B. EPSTEIN TRUST, DATED NOVEMBER 6, 2023

100% of the Grantors' interest in the following described Real Estate situated in the County of Cook in the State of Illinois to Wit:

~~LOT 10 IN ROSSELL'S SECOND ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOTS A AND B AND NORTH 741.79 FEET OF LOT C IN MILLER AND SONS NORTH OAK PARK SUBDIVISION, IN THE NORTH EAST QUARTER OF SECTION 6, TOGETHER WITH LOTS 12, 13 AND LOT A IN BLOCK 5 AND LOT B IN BLOCK 6 IN ROSSELL'S ADDITION TO OAK PARK, IN THE SOUTH EAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

*see attached*

and said Grantors hereby expressly waive and release any and all rights or benefit under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise:

**Property Address:** 1200 Fair Oaks Avenue, Oak Park, IL 60302

**PIN:** 16-06-205-021-0000

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.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, **Full power and authority** are hereby granted to said trustee to improve, manage,

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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 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 offering 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, conveyor 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 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 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 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.

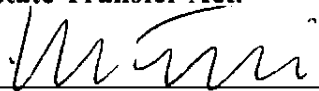
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid.

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IN WITNESS WHEREOF, the said Grantors have executed this Deed in Trust on November 6, 2023.

  
\_\_\_\_\_  
WENDY B. EPSTEIN

  
\_\_\_\_\_  
DAVID L. DRANOFF

Exempt under Section 4 of Paragraph E of the Real Estate Transfer Act.  
Date: November 6, 2023      Signature:   
(Buyer or representative)

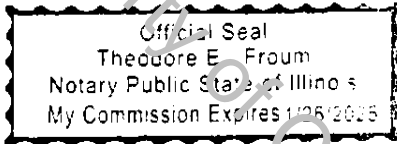
Property of Cook County Clerk's Office

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STATE OF ILLINOIS        )  
                                          ) SS.  
COUNTY OF COOK        )

I, the undersigned, a notary public in and for said County, in the States aforesaid, do hereby certify that WENDY B. EPSTEIN and DAVID L. DRANOFF are personally known to me or have proved based on satisfactory evidence to be the same individuals whose names are subscribed to the foregoing instrument appeared before this day in person and acknowledged that they each 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 on November 6, 2023.



Theodore E. Froum  
Notary Public

PREPARED BY AND  
AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Theodore E. Froum, Esq.  
Froum Law Group, LLC  
807 Greenwood Street  
Evanston, IL 60201

Wendy B. Epstein, Co-Trustee  
David L. Dranoff, Co-Trustee  
1200 Fair Oaks Avenue  
Oak Park, IL 60302

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Exhibit A

LOT 10 IN ROSSELL'S SECOND ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOTS A AND B AND NORTH 281.70 FEET OF LOT C IN MILLS AND SONS NORTH OAK PARK SUBDIVISION, IN THE NORTH EAST QUARTER OF SECTION 6, TOGETHER WITH LOTS 12, 13 AND LOT A IN BLOCK 5 AND LOT B IN BLOCK 6 IN ROSSELL'S ADDITION TO OAK PARK, IN THE NORTH EAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her 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 title to real estate under the laws of the state of 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: November 6, 2023

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR OR AGENT THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2023.

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

*[Handwritten Signature]*



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 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, or other entity recognized as a person and 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: November 6, 2023

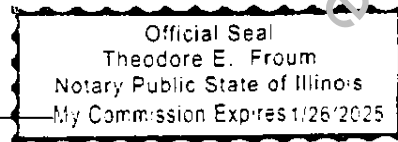
Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR OR AGENT THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2023.

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

*[Handwritten Signature]*



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