

# UNOFFICIAL COPY

Doc#: 2401633037 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/16/2024 09:29 AM Pg: 1 of 4

## WARRANTY DEED IN TRUST

Dec ID 20231101674081

### After Recording Mail To:

William D. Roper, Jr.  
Gretchen H. Roper  
725 Citadel Court  
Des Plaines, Illinois 60016

### Name and Address of Taxpayer:

William D. Roper, Jr.  
Gretchen H. Roper  
725 Citadel Court  
Des Plaines, Illinois 60016

THIS INDENTURE WITNESSETH, that the Grantors William D. Roper, Jr. and Gretchen H. Roper, husband and wife, of the County of Cook and State of Illinois for and in consideration of the sum of ten and 00/100 dollars and other valuable considerations in hand paid, Convey and Warranty unto William D. Roper, Jr. and his successors, as Trustee of the William D. Roper, Jr. Revocable Trust, dated August 8, 2023, an undivided one half interest, and the remaining undivided one half interest unto Gretchen H. Roper, and her successors, as Trustee of the Gretchen H. Roper Revocable Trust, dated August 8, 2023, the following described real estate in the County of Cook and State of Illinois, to wit:

Citadel Estates being a subdivision of the South 602.81 feet of the East 330.00 feet of the West ½ of the fractional Southwest ¼ of Section 18, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 09-18-316-012-0000 and 09-18-316-012-0000

Property Address: 725 Citadel Court, Des Plaines, Illinois 60016

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 is hereby granted to said trustee 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 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

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

*J. Yarbrough* 12/17/2023  
City of Des Plaines

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to time, in possession or reversions, by leases to commence in praesenti or 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 196 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 the 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 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 duly 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

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IN WITNESS WHEREOF, the grantor(s) aforesaid has/have hereunto set their hand(s) and seal  
this 8<sup>th</sup> day of August 2023.


  
\_\_\_\_\_  
William D. Roper, Jr., Grantor

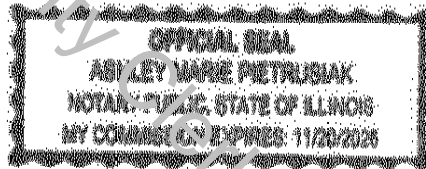
  
\_\_\_\_\_  
Gretchen H. Roper, Grantor

STATE OF ILLINOIS )  
                                  ) SS:  
County of KANE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, William D. Roper, Jr. and Gretchen H. Roper, 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 a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 8<sup>th</sup> day of August 2023.

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



This transfer is tax exempt under the provisions of 35 ILCS 200/31-45, Paragraph E.

  
\_\_\_\_\_  
Signature of Buyer, Seller, or Representative

Dated: August 8, 2023

Prepared By:  
Edward J. Witas III  
Edward J. Witas & Associates, P.C.  
1375 E. Woodfield Road, Suite 510  
Schaumburg, Illinois 60173  
(847) 230-9037



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 08 | 08 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

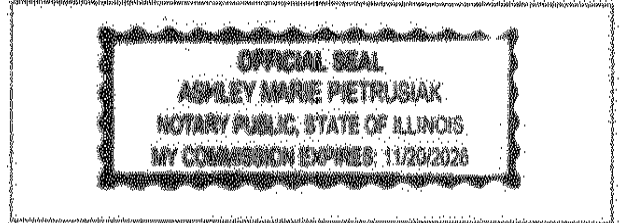
Subscribed and sworn to before me, Name of Notary Public: Ashley Marie Pietrusiak

By the said (Name of Grantor): William Roper

On this date of: 08 | 08 | 2023

NOTARY SIGNATURE: Ashley Marie Pietrusiak

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 08 | 08 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

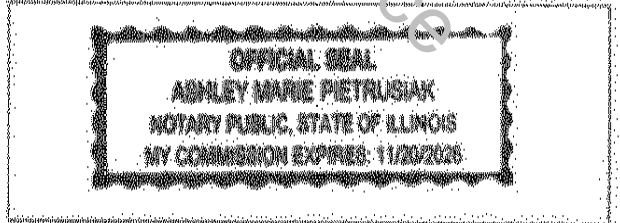
Subscribed and sworn to before me, Name of Notary Public: Ashley Marie Pietrusiak

By the said (Name of Grantee): William Roper

On this date of: 08 | 08 | 2023

NOTARY SIGNATURE: Ashley Marie Pietrusiak

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)