

# UNOFFICIAL COPY



Doc# 2117306044 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/22/2021 01:53 PM PG: 1 OF 5

## DEED IN TRUST

The Grantors, Bryan W. Pawola and Deborah A. Pawola, as trustees of the Bryan W. Pawola Trust dated March 19, 2018 of the Village of Lansing, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to:

Bryan W. Pawola and Deborah A. Pawola, husband and wife, of 18439 Locust St., Lansing, IL 60438, as trustees of the Pawola Family Joint Tenancy Trust dated May 18, 2021, the beneficial interest of said trust being held by Bryan W. Pawola and Deborah A. Pawola, husband and wife, as tenants by the entirety.

and all and every successor trustee or trustees of the aforementioned trust, the following described Real Estate:

Lot 245 in Fourth Addition to Forest Glen Subdivision, being a subdivision of part of the Southeast Quarter of Section 36, Township 36 North, Range 14, East of the Third Principal Meridian, lying South of the Chicago and Grand Trunk Railroad, in Cook County, Illinois.

P.I.N.: 29-36-402-115-0000

Address of Real Estate: 18439 Locust St., Lansing, IL 60438

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustees, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantee has actual knowledge that the conveyance is a violation of the trusts.

In no case shall any party dealing with said trustees or successor trustee or trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, mortgage, lease, or other instrument executed by said trustees in relation to said real

S Y  
P 5  
S 1  
SC Y  
INT 2

# UNOFFICIAL COPY

estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on 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.

IN WITNESS WHEREOF, the grantors have set their hand and seal on May 18, 2021.

*Bryan W. Pawola*  
Bryan W. Pawola

*Deborah A. Pawola*  
Deborah A. Pawola

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), Section 31-45, Property Tax Code  
DATED: May 18, 2021



*Bryan W. Pawola*  
Buyer, Seller, or Representative

ACCEPTANCE

The undersigned Trustees of the Pawola Family Joint Tenancy Trust dated May 18, 2021, accept the assignment of the property to the Trust.

*Bryan W. Pawola*  
Bryan W. Pawola, trustee

*Deborah A. Pawola*  
Deborah A. Pawola, trustee

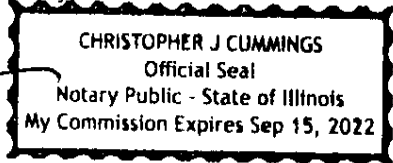
REAL ESTATE TRANSFER TAX		21-Jun-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
29-36-402-115-0000   20210501642920   0-040-570-128		

# UNOFFICIAL COPY

STATE OF ILLINOIS    )  
                                  )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Bryan W. Pawola and Deborah A. Pawola, 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 this instrument as their free and voluntary act, for the uses and purposes set forth. Given under my hand and seal on May 18, 2021.

*Christopher J. Cummings*  
\_\_\_\_\_  
NOTARY PUBLIC



This instrument was prepared by: Christopher J. Cummings, 2024 Hickory Rd., Suite 205, Homewood, Illinois 60430.

Send recorded document to:  
Christopher J. Cummings, P.C.  
2024 Hickory Road, Suite 205  
Homewood, IL 60430

Mail tax bills to:  
Bryan & Deborah Pawola  
18439 Locust St.  
Lansing, Il 60438

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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: 5 | 18 | 2021

SIGNATURE: *Bryan W. Pawola*  
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:

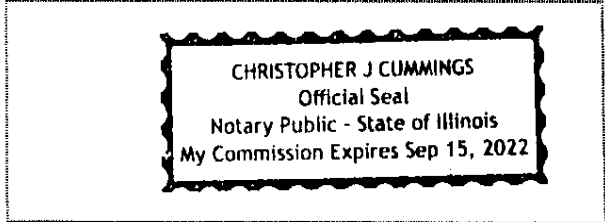
*Christopher J. Cummings*

By the said (Name of Grantor): *Bryan W. Pawola*

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 18 | 2021

NOTARY SIGNATURE: *Christopher J. Cummings*



### 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: 5 | 18 | 2021

SIGNATURE: *Deborah A. Pawola*  
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:

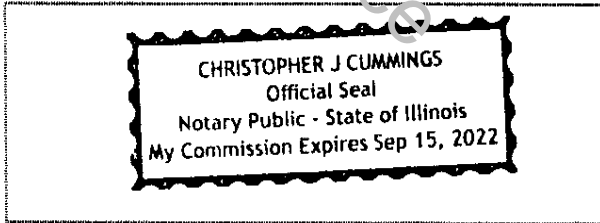
*Christopher J. Cummings*

By the said (Name of Grantee): *Deborah A. Pawola*

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 18 | 2021

NOTARY SIGNATURE: *Christopher J. Cummings*



### 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)

UNOFFICIAL COPY

# VILLAGE OF LANSING

Patricia L. Eidam  
Mayor



## Office of the Finance Director

Brian Hanigan  
Finance Director

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

### VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Bryan Pawola & Deborah Pawola

18439 Locust Street

Lansing, IL 60438

Telephone: 708-418-1840

Attorney or Agent: Christopher J. Cummings

Telephone No.: 708-799-7575

Property Address: 18439 Locust Street

Lansing, IL 60438

Property Index Number (PIN): 29-36-402-115-0000

Water Account Number: 222 2420 00 02

Date of Issuance: May 19, 2021

(State of Illinois)

(County of Cook)

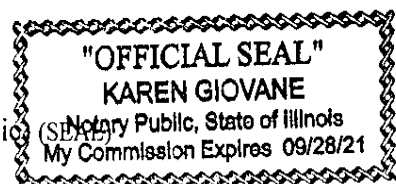
This instrument was acknowledged before  
me on May 19, 2021 by  
Karen Giovane.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.