

# UNOFFICIAL COPY

Doc# 2123917222 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/27/2021 02:02 PM Pg: 1 of 4

Dec ID 20210801641844  
ST/CO Stamp 0-915-658-512 ST Tax \$95.00 CO Tax \$47.50



21 654030076 NL  
1/1 CB

## Trustees' Deed

THE GRANTORS, **Richard R. Voboril and Kathleen M. Voboril**, as co-trustees under the provisions of a Trust Agreement dated July 2, 2002, known as the **Richard R. Voboril and Kathleen M. Voboril Revocable Living Trust and Declaration of Trust**, of the Village of Mokena, County of Will, and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to **Kendall Partners, Ltd**, an Illinois corporation, of the United City of Yorkville, County of Kendall, and State of Illinois, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the Village of Lansing, County of Cook, State of Illinois, to wit:

of 129 Commercial Dr, #7  
THE SOUTH FIFTY (50) FEET OF THE EAST ONE HALF (1/2) EXCEPT THE WEST EIGHT (8) FEET THEREOF) OF LOT 1 IN BLOCK 9 IN RIDGEWOOD GARDENS ADDITION, BEING A SUBDIVISION OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, EXCEPT THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY AS LOCATED THROUGH SAID SECTION 31.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2020 and thereafter; to all instruments, covenants, restrictions, conditions, exceptions, and liens of record; and subject to applicable zoning laws, ordinances, regulations, or subdivision indentures.

Permanent Index Number(s): 30-31-419-015-0000

Property Address: 18408 Chicago Avenue, Lansing IL 60438

Dated this 9TH day of AUGUST 2021.

Richard R. Voboril, as trustee

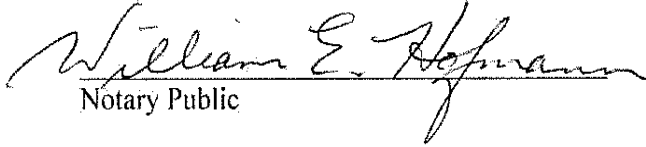
Kathleen M. Voboril, as trustee

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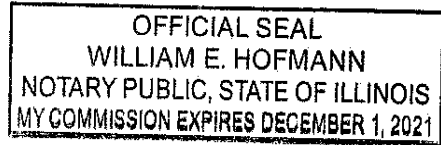
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard R. Voboril and Kathleen M. Voboril, 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 as trustees of the trust aforesaid, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 9TH day of AUGUST, 2021.

  
Notary Public

My commission expires:



THIS DOCUMENT PREPARED BY:

William E. Hofmann  
Attorney at Law  
19142 Center Ave  
Homewood IL 60430-4418

MAIL TAX BILL TO:

Kendall Partners, Ltd.  
129 Commercial Drive  
Unit 7  
Yorkville, IL 60560

MAIL RECORDED DEED TO:

Kendall Partners, Ltd.  
129 Commercial Drive  
Unit 7  
Yorkville, IL 60560

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

RECORDER -

## PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

STATE OF ILLINOIS

COUNTY OF Cook } SS.

Christian A Binocchio, being duly sworn on oath, states that  
resides at 2000 W Oaklea Blvd. Aurora IL 60506

And further states that: (please check the appropriate box)

- A.  That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B.  That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons: (please circle the appropriate number)

Please circle the number of the paragraph which is applicable to attached deed.

1. The division or subdivision of land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale is of a single lot of less than five acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that his exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of \_\_\_\_\_ County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

[Signature]  
Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME

this 29<sup>th</sup> day of August, 2021.

[Signature]  
Signature of Notary Public



# VILLAGE OF LANSING

# UNOFFICIAL COPY

Patricia L. Eidam  
Mayor

Brian Hanigan  
Finance Director



## Office of the 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: Richard Voboril  
10239 W Aileen Avenue  
Mokena, IL 60448

Telephone: 708-757-1046

Attorney or Agent: William E Hoffmann  
Telephone No.: 708-798-7548

Property Address: 18408 Chicago Avenue  
Lansing, IL 60438

Property Index Number (PIN): 30-31-419-015-0000

Water Account Number: 220 0701 00 08

Date of Issuance: August 13, 2021

(State of Illinois)  
(County of Cook)

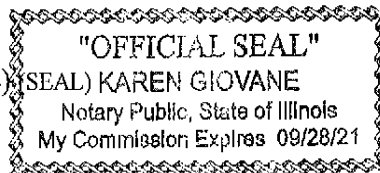
This instrument was acknowledged before  
me on August 13, 2021 by  
Karen Giovane.

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.