

# UNOFFICIAL COPY

## TRUSTEE'S QUIT CLAIM DEED IN TRUST

THIS TRUSTEE'S QUIT CLAIM DEED IN TRUST made this 21 day of October 2021, by and among James T. Zigmant, not individually, but as Trustee of the James T. Zigmant Trust Agreement dated July 17, 2000 Jeanne M. Zigmant, not individually, but as Trustee of the Jeanne M. Zigmant Trust Agreement dated July 17, 2000 of the Village of Lemont, County of Cook, and State of Illinois (the "Grantors"), and James T. Zigmant, not individually, but as Trustee of the JAMES T. ZIGMANT TRUST DATED JULY 17, 2000 and Jeanne M. Zigmant, not individually, but as Trustee of the JEANNE M. ZIGMANT TRUST DATED JULY 17, 2000 both currently of 811 Woodglen Lane, Lemont, IL 60439 (the "Grantees"), JAMES T. ZIGMANT and JEANNE M. ZIGMANT, being husband and wife, grantors and primary beneficiaries of said trusts during their lifetimes, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY, WITNESSETH that the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors, as Trustees of the above-described trusts, and of every other power and authority of the Grantors hereunto enabling, hereby CONVEYS and QUITCLAIMS unto the Grantees, all of the Grantor's interest in and to the following described real estate, situated in the County of Cook and State of Illinois, to wit:

Legal description attached hereto and made a part hereof as "Exhibit A"

Property Tax Number: 22-28-112-045-0000

Commonly known as: 811 Woodglen Lane, Lemont, IL 60439

Exempt under provisions of Paragraph "E" Section 31-45 Real Estate Transfer Tax Law

Dated: October 21 2021

James T. Zigmant Trust Agreement dated July 17, 2000

By:   
James T. Zigmant, Trustee



Doc# 2131957034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/15/2021 03:08 PM PG: 1 OF 5

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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 agreements and set forth herein. Each trust has as its grantors, a husband and wife, and said husband and wife are the primary beneficiaries of said trusts, and the interests of the husband and wife in the property are to be held as tenancy by the entirety.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, 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 trustees; 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, 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 thereof, 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 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 trustees 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 trustees, 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 the trusts have been complied with, or be obliged to inquire into the necessity or 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, trust deed, mortgage, lease or other instrument executed by said trustees 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 agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 said grantors hereby expressly waive and release any and all rights or benefits 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.

**REAL ESTATE TRANSFER TAX**

15-Nov-2021



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

22-28-112-045-0000

| 20211101639915 | 1-119-984-784



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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

LOT 12L-811, THAT PART OF LOT 12 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET BY DOCUMENT 0618739043, RECORDED JULY 06, 2006) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 12; THENCE NORTH 32 DEGREES 03 MINUTES 24 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 62.02 FEET; THENCE NORTH 58 DEGREES 11 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 143.86 FEET TO THE EASTERLY LINE OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 12, BEING A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 51.93 FEET, A RADIUS OF 700.00 FEET, A CHORD BEARING OF SOUTH 34 DEGREES 18 MINUTES 29 SECONDS EAST AND A CHORD DISTANCE OF 51.92 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 12; THENCE SOUTH 54 DEGREES 12 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 146.21 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS TO AND EGRESS FROM DWELLING UNIT TO THE PRIVATE AND PUBLIC STREETS AND ROADS OVER AND ACROSS THE DWELLING UNIT EXTERIOR, THE LOT AREA AND THE COMMUNITY AREA AS DEFINED IN THE DECLARATION OF WOODGLEN RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735122081.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his 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 or is either is 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 their 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 21, 2021.

By: [Signature]  
James T. Zigmant, Trustee

SUBSCRIBED and SWORN to before me this 21 day of October, 2021.



[Signature]  
NOTARY PUBLIC

My commission expires: 11/1/23

The grantee or his 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 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 their 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: 21 OCTOBER, 2021.

By: [Signature]  
James T. Zigmant, Trustee

SUBSCRIBED and SWORN to before me this 21 day of October, 2021.



[Signature]  
NOTARY PUBLIC

My commission expires: 11/1/23

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 provisions of Section 5 of the Illinois Real Estate Transfer Act.]