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Doc#: 2132606231 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/22/2021 09:02 AM Pg: 1 of 4

QUIT CLAIM DEED IN TRUST

THE GRANTORS, JAMES I. GUARDI and FRANCINE GUARDI, husband and wife, of 884 Woodglen Lane, Lemont, Illinois 60439 in the County of Cook, in the State of Illinois, for and in consideration of the sum of \$10.00 and other good and valuable considerations in hand paid, CONVEY AND QUIT-CLAIM to JAMES I. GUARDI and FRANCINE GUARDI, as Trustees, or their successor in trust, under the GUARDI FAMILY TRUST AGREEMENT dated Nov. 12, 2021, and any amendments thereto, of the following described real estate to-wit:

See Exhibit A attached

PARCEL NUMBER: 22-28-113-037-0000
Commonly known as 884 Woodglen Lane,
Lemont, Illinois 60439

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO general taxes for the year 2021 and subsequent years, covenants, conditions, restrictions and easements of record.

Dated this 12 day of November, 2021.


JAMES I. GUARDI (Seal)


FRANCINE GUARDI (Seal)

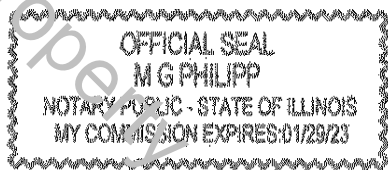
THIS INSTRUMENT WAS PREPARED BY: Michael G. Philipp, Attorney at Law,
5201 Washington Street, Suite 2, Downers Grove, IL 60515

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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JAMES I. GUARDI and FRANCINE GUARDI, husband and wife, 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 a free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this 12th day of November, 2021.



[Signature]
Notary Public

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

11/12/21
Date

[Signature]
Buyer, Seller or Representative

MAIL TO:
Michael G. Philipp, Philipp Law Office
5201 Washington Street, Suite 2
Downers Grove, IL 60515

MAIL TAX BILLS TO:
James I. Guardi and Francine Guardi
884 Woodglen Lane
Lemont, Illinois 60439

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 29 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 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 6, 2005) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 29; THENCE S16°39'22"E ALONG THE EASTERLY LINE OF SAID LOT 29 FOR A DISTANCE OF 134.36 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 29; THENCE S83°00'14"W ALONG THE SOUTHERLY LINE OF SAID LOT 29 FOR A DISTANCE OF 72.91 FEET; THENCE N06°59'31"W FOR A DISTANCE OF 126.20 FEET TO THE NORTHERLY LINE OF SAID LOT 29; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 29; BEING A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 50.60 FEET, A RADIUS OF 300.00 FEET, A CHORD BEARING OF N78°10'35"E AND CHORD DISTANCE OF 50.54 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 STREET 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.

PIN: 22-28-113-037-0000

884 Woodglen Lane
Lemont, IL 60439

Cook County Clerk's Office

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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 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 title to real estate under the laws of the State of Illinois.

Dated 11/7/2021

Signature *M. D. Pflieger*
Grantor or Agent

Subscribed and sworn to before me by the said James F. Guerci + Francine Guerci affiant
this 17 day of November, 2021

Notary Public Annette Treacy



The grantee or his 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, 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 11/7/2021

Signature *M. D. Pflieger*
Grantor or Agent

Subscribed and sworn to before me by the said James I. Guerci + Francine Guerci affiant
this 17 day of November, 2021

Notary Public Annette Treacy



Note: Any person who knowingly submits a false statement concerning the identity of the 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)