

# UNOFFICIAL COPY

Doc#: 2218806167 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/07/2022 10:05 AM Pg: 1 of 6

## TRUSTEES' DEED IN TRUST

### Record & Mail Document to:

Louis V. Pavone  
Pavone Law Group, P.C.  
255 E. Lake Street, Suite 301  
Bloomington, IL 60108

### Mail Tax Bill to:

James R. Jandora and Janice L.  
Jandora  
648 Woodglen Ct.  
Lemont, IL 60439

Dec ID 20220601657906  
ST/CO Stamp 1-164-269-648

The above space for recorder's use only

THIS INDENTURE, WITNESSETH THAT the Grantors and Trustees, JANICE L. JANDORA AND JAMES R. JANDORA, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE JANICE L. JANDORA LIVING TRUST, DATED APRIL 24, 2000 and JANICE L. JANDORA AND JAMES R. JANDORA, TRUSTEES OF THEIR SUCCESSORS IN TRUST UNDER THE JAMES R. JANDORA LIVING TRUST DATED APRIL 24, 2000, of the City of Lemont, County of Cook and the State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto, JAMES RICHARD JANDORA AND JANICE LYNN JANDORA, AS TRUSTEES OR THEIR SUCCESSORS IN TRUST OF THE JAMES RICHARD JANDORA AND JANICE LYNN JANDORA REVOCABLE TRUST DATED APRIL 11, 2022, in the following described real estate situated in the county of Cook, in the state of Illinois, to wit:

(Legal Description is attached hereto on EXHIBIT "A")

PIN: 22-28-113-017-0000

Property Address: 648 Woodglen Ct., Lemont, IL 60439

REAL ESTATE TRANSFER TAX

29-JUN-2022



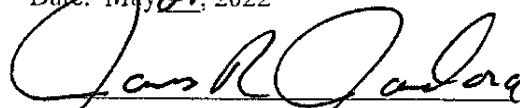
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

22-28-113-017-0000

20220601657906 | 1-164-269-648

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

Date: May 27, 2022

  
Buyer, Seller or Representative

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Subject to covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. 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 upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said Trustee 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 re-subdivide 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 to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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 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 fully 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.

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And the said grantor hereby expressly waive and release 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 27<sup>th</sup> day of May, 2022.

JANICE L. JANDORA LIVING TRUST DATED APRIL 24, 2000

Janice L. Jandora  
By: JANICE L. JANDORA, as Trustee Aforesaid

James R. Jandora  
By: JAMES R. JANDORA, Trustee Aforesaid

JAMES R. JANDORA LIVING TRUST DATED APRIL 24, 2000

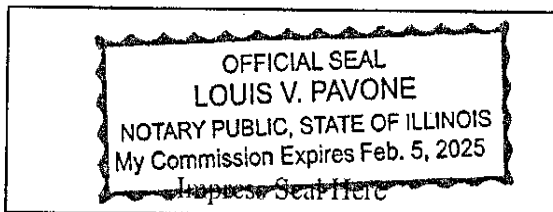
James R. Jandora  
By: JAMES R. JANDORA, Trustee Aforesaid

Janice L. Jandora  
By: JANICE L. JANDORA, Trustee Aforesaid

State of Illinois )  
County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that JAMES R. JANDORA AND JANICE L. JANDORA, TRUSTEES OF BOTH THE JAMES R. JANDORA LIVING TRUST DATED APRIL 24, 2000 AND JANICE L. JANDORA LIVING TRUST DATED APRIL 24, 2000 are personally known to me to be the same person whose name is 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, 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 27th day of May, 2022.

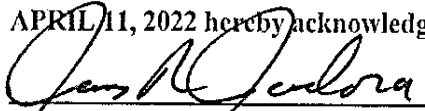
Louis V. Pavone  
Notary Public

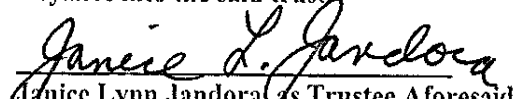


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## TRUSTEE ACCEPTANCE

The Grantees, James Richard Jandora, and Janice Lynn Jandora, as Trustees of the JAMES RICHARD JANDORA AND JANICE LYNN JANDORA REVOCABLE LIVING TRUST DATED APRIL 11, 2022 hereby acknowledge and accept this conveyance into the said trust

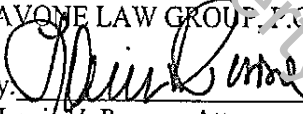
  
James Richard Jandora, as Trustee Aforesaid

  
Janice Lynn Jandora, as Trustee Aforesaid

This instrument prepared by Louis V. Pavone, 255 E. Lake Street, Suite 301, Bloomingdale, IL 60108.

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HEREIN. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

PAVONE LAW GROUP, P.C.

By:   
Louis V. Pavone, Attorney at Law

Property of Cook County Clerk's Office

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## EXHIBIT "A"

PARCEL 1:  
LOT 40R-648

THAT PART OF LOT 40 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SOUTH 30 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ 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, AS CORRECTED BY CERTIFICATES OF CORRECTION RECORDED DECEMBER 19, 2007 AS DOCUMENT 0735331073 AND RECORDED DECEMBER 14, 2010 AS DOCUMENT 1034831017, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 40; THENCE N01°40'47"W ALONG THE WEST LINE OF SAID LOT 40 FOR DISTANCE OF 177.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 40; THENCE S89°58'05"E ALONG THE NORTH LINE OF SAID LOT 40 FOR A DISTANCE OF 96.11 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING S89°58'05"E ALONG THE NORTH LINE OF SAID LOT 40 FOR A DISTANCE OF 143.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE S44°23'49"W ALONG THE EASTERLY LINE OF SAID LOT 40 FOR A DISTANCE OF 272.09 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 40; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 40, BEING A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 21.36 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF N55°48'06"W AND A CHORD LENGTH F 21.25 FEET; THENCE N19°21'19"E FOR A DISTANCE OF 193.49 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 0735122081 AND AMENDED FROM TIME TO TIME.

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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: MAY 27, 2022

SIGNATURE: [Signature], TRUSTEE  
GRANTOR or AGENT

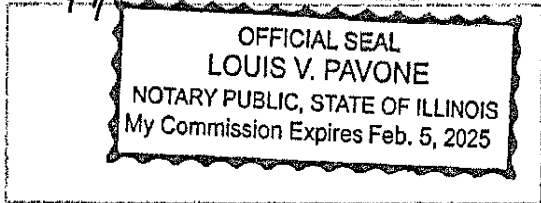
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: JAMES R. JANDORA

By the said (Name of Grantor): JAMES R. JANDORA LEVINA TRUST DATED 4/11/2022 AS TRUSTEE OF JANECE L. JANDORA AND JAMES R. JANDORA LEVINA TRUST DATED 4/11/2022

On this date of: MAY 27, 2022

NOTARY SIGNATURE: [Signature]



### 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: MAY 27, 2022

SIGNATURE: [Signature], TRUSTEE  
GRANTEE or AGENT

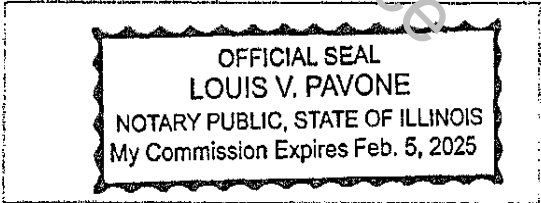
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: JAMES R. JANDORA

By the said (Name of Grantee): JAMES RICHARD JANDORA & JANECE LYNN JANDORA, TRUSTEES OF JANDORA LEVINA TRUST DATED 4/11/2022

On this date of: MAY 27, 2022

NOTARY SIGNATURE: [Signature]



**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)