

UNOFFICIAL COPY

QUIT CLAIM DEED (INDIVIDUAL TO TRUST)



17263551290

Doc# 1726355129 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/20/2017 03:14 PM PG: 1 OF 5

#2-2017-04204-AC

THE GRANTOR, Donna Wilczek Lebano, a married woman,

of the City of Sonoma, County of Sonoma, State of California, for and in consideration of Ten and No/100 Dollars

CONVEYS AND WARRANTS to

Ann Wilczek, as Trustee of the Ann Wilczek Trust dated June 21, 2017; 314 Pinehurst Court, Palos Heights, IL 60463

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Number(s): 24-31-403-025-0000
Address of Real Estate: 314 Pinehurst Court, Palos Heights, IL 60463

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

DATED this 28 day of JULY, 2017.

7/28/17 Donna Wilczek Lebano
Date Buyer, Seller, or Representative

Donna Wilczek Lebano (SEAL)
Donna Wilczek Lebano

*Not a Homestead Property to Grantor

PREMIER TITLE

State of California, County of _____ I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donna Wilczek Lebano is 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 she signed, sealed and delivered the said instrument as her 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 this ___ day of _____, 2017.

Notary Certificate Attached

Notary Public

Prepared by: Peter Coules, Jr., Esq., Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521

Mail To:

Send Subsequent Tax Bills To:

Donatelli & Coules, Ltd.
(Name)

Ann Wilczek
(Name)

15 Salt Creek Lane, #312
(Address)

314 Pinehurst Court
(Address)

Hinsdale, Illinois 60521
(City, State and Zip)

Palos Heights, IL 60463
(City, State and Zip)

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LEGAL DESCRIPTION

LOT 117 OF WESTGATE VALLEY ESTATES UNIT 3, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 2000 A DOCUMENT NUMBER 00195265, IN COOK COUNTY, ILLINOIS.

P.I.N. 24-31-403-025-0000
Commonly known as: 314 Pinehurst Court, Palos Heights, IL 60463

Property of Cook County Clerk's Office

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A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

California All-Purpose Acknowledgement

State of California }
County of Sonoma } SS.

On July 27th 2017 before me Wendy Lee O'Sullivan, Notary Public

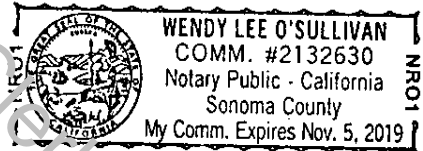
personally appeared Donna Wilczek Lebrano
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of the Attached Document:

Title of Type of Document: Quit Claim Deed (Individual to Trust)

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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STATEMENT BY GRANTORS AND GRANTEES

The grantor(s) or their agent(s) affirm that, to the best of their knowledge, the name(s) of the grantee(s) shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation 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: July 28, 2017

Donna Wilczek-Leban
DONNA WILCZEK-LEBAN

Grantor or Agent

Subscribed and sworn to before
this ___ day of July, 2017.

Notary Certificate Attached

Notary Public

The grantee(s) or their agent(s) affirm and verify that the name(s) of the grantee(s) shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business's 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: July 28, 2017

Donna Wilczek-Leban
DONNA WILCZEK-LEBAN

Grantee or Agent

Subscribed and sworn to before
this ___ day of July, 2017.

Notary Certificate Attached

Notary Public

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.

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CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Sonoma }

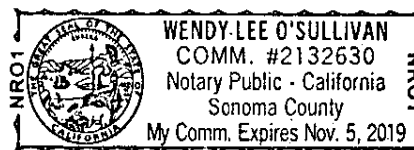
Subscribed and sworn to (or affirmed) before me on this 28th day of July 2017
Date Month Year

by Dana Wilczek Lebao

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: [Handwritten Signature]
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statement by Grantors and Grantees

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____