


# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTORS, **GRZEGORZ HANDZEL** and **MARZENA HANDZEL**, each in his or her own right and as spouses as Joint Tenants, of Glenview, Cook County, Illinois, for and in consideration of Ten Dollar and Other Valuable Consideration in hand paid, convey and quitclaim to **GREGORY HANDZEL** and **MARZENA B. HANDZEL**, Trustees of the **GREGORY HANDZEL** Living Trust created on April 17, 2019, and all and every Successor Trustee or Trustees; the following described real estate, to-wit:

  
 \*2002808170\*  
 Doc# 2002808170 Fee \$93.00  
 RHSP FEE: \$9.00 RPRF FEE: \$1.00  
 EDWARD H. MOODY  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 01/28/2020 01:54 PM PG: 1 OF 4

### Legal Description:

UNIT 315 SOUTH IN LAKE RUN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF THE EAST 40 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT (B) TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24489033; TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

Property Identification Number: 03-24-100-037-1085

Property Address: 16 E. Old Willow Road, Unit 315S, Prospect Heights, Illinois 60070

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 this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to

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rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (1) that at the time of the delivery thereof the Trust Agreement was in full force and effect; (2) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said Trust Agreement or in some amendment thereof and binding on all beneficiaries thereunder; (3) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (4) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

*Jessica M. Worthington*  
Buyer/Seller Representative

Dated October 2, 2019

*Grzegorz Handzel*  
GRZEGORZ HANDZEL

*Marzena Handzel*  
MARZENA HANDZEL

**TRUSTEE ACKNOWLEDGEMENT:**

GREGORY HANDZEL and MARZENA B. HANDZEL, Trustees of the GREGORY HANDZEL Living Trust created on April 17, 2019 hereby acknowledge this transfer

Dated October 2, 2019

*Gregory Handzel*  
GREGORY HANDZEL, as Trustee

*Marzena B. Handzel*  
MARZENA B. HANDZEL, as Trustee

REAL ESTATE TRANSFER TAX

13-Jan-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-24-100-037-1085 | 20191201682714 | 0-252-396-384

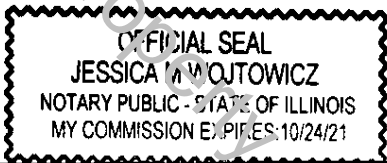
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- 3062 -

STATE OF ILLINOIS        )  
                                           ) ss.  
 COUNTY OF COOK         )

I, Jessica M. Wojtowicz, a Notary Public in and for and residing in the said County in the State aforesaid, do hereby certify that GRZEGORZ HANDZEL, also known as GREGORY HANDZEL and MARZENA HANDZEL, also known as MARZENA B. HANDZEL, as spouses and each in his or her own right, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 2<sup>nd</sup> day of October, 2019



*Jessica M. Wojtowicz*  
 Jessica M. Wojtowicz, Notary Public

This instrument was prepared by: Jessica M. Wojtowicz, PC 1580 N. Northwest Highway, Suite 120 Park Ridge, Illinois 60068	Send Future Tax Bills to Gregory Handzel Marzena B. Handzel 3740 Timbers Edge Lane Glenview, Illinois 60025
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Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 1 | 2 | 2020

SIGNATURE: *Jessica M. W. Heston*  
GRANTOR or AGENT

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

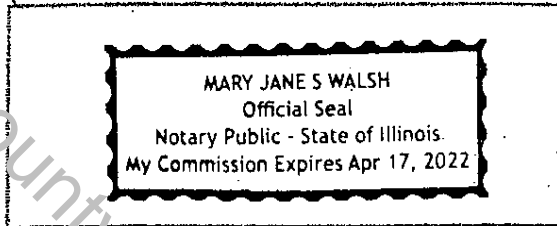
Subscribed and sworn to before me, Name of Notary Public: Mary Jane S. Walsh

By the said (Name of Grantor): Jessica M. W. Heston

On this date of: 1 | 2 | 2020

NOTARY SIGNATURE: *Mary Jane S. Walsh*

AFFIX NOTARY STAMP BELOW



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

DATED: 1 | 2 | 2020

SIGNATURE: *Jessica M. W. Heston*  
GRANTEE or AGENT

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

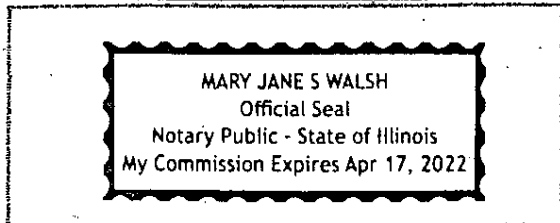
Subscribed and sworn to before me, Name of Notary Public: Mary Jane S. Walsh

By the said (Name of Grantee): Jessica M. W. Heston

On this date of: 1 | 2 | 2020

NOTARY SIGNATURE: *Mary Jane S. Walsh*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 65 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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)