

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

Doc#: 2028116097 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/07/2020 11:07 AM Pg: 1 of 5

*OTTE*  
THE GRANTORS, EDWARD  
BIELSKI, ALFREDA  
BIELSKA, and MAGDALENA  
BIELSKA,

Dec ID 20200801655398  
ST/CO Stamp 1-590-440-416

of the County of Cook and State  
of Illinois, for and in  
consideration of Ten (\$10.00)  
Dollars, and other good and  
valuable consideration in hand  
paid, Convey and Warrant unto,  
GRANTEE,

Above Space for Recorder's Use Only

EDWARD BIELSKI and  
ALFREDA BIELSKA, Trustees,  
or their successors in trust, under the BIELSKI LIVING TRUST, dated November 5, 2019, and any amendments  
thereto, of 7418 West Lawler Avenue, Niles, Illinois 60714.

and unto all and every successor or successors in trust under said trust agreement, the following described real  
estate in the County of Cook and State of Illinois, to wit:

UNIT 940-203 AND P5 IN ELMDALE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE  
FOLLOWING DESCRIBED REAL ESTATE THAT PART OF THE WEST HALF OF THE NORTHWEST  
QUARTER (EXCEPT THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH,  
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING  
AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE  
EASTWARD ALONG THE NORTH LINE OF SAID SECTION 24, NORTH 89 DEGREES 30 MINUTES 00  
SECONDS EAST, A DISTANCE OF 575.58 FEET TO A POINT BEING 757.12 FEET WEST OF THE  
NORTHEAST CORNER OF THE SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24;  
THENCE SOUTH 1 DEGREE 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 653.01 FEET TO THE  
POINT OF BEGINNING; THENCE SOUTH 1 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE  
OF 906.59 FEET TO A POINT ON THE NORTH LINE THE SAID SOUTH 34 ACRES OF THE WEST HALF  
OF THE NORTHWEST QUARTER OF SECTION 24; THENCE EASTWARD ALONG THE SAID NORTH  
LINE, NORTH 89 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 566.01 FEET TO A  
POINT BEING 191.01 FEET WEST OF THE EAST LINE OF THE WEST HALF OF THE NORTHWEST  
QUARTER OF SAID SECTION 24; THENCE NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST, A  
DISTANCE OF 901.84 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A  
DISTANCE OF 566.08 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH  
SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED  
AS DOCUMENT NO. 0315532108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN  
THE COMMON ELEMENTS SITUATED IN COOK COUNTY, ILLINOIS.

Exempt deed or instrument  
eligible for recordation

Permanent Real Estate Index Number: 08-24-100-029-1132 and 08-24-100-029-1134 without payment of tax.

Address of Real Estate: 940 Beau Drive, Unit 203, Des Plaines, Illinois 60016

*S. Brown 7/30/2020*  
City of Des Plaines

Preparer hereby certifies that this instrument was prepared based upon information found in previously  
recorded deeds. Preparer does not guarantee either marketability of title or accuracy of description since

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examination of title of property was not performed.

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 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 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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And the said grantor hereby expressly waives and releases 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 grantors aforesaid have set their hands and seals on May 29, 2020.

Edward Bielski (SEAL)  
**EDWARD BIELSKI**

Alfreda Bielska (SEAL)  
**ALFREDA BIELSKA**

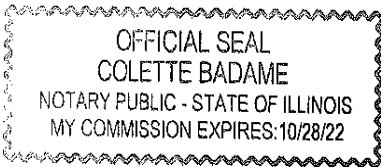
Magdalena Bielska (SEAL)  
**MAGDALENA BIELSKA**

State of Illinois, County of Cook: ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD BIELSKI, ALFREDA BIELSKA, and MAGDALENA BIELSKA, 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 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 official seal on May 29, 2020.

Commission expires 10/28, 2022



Colette Badame  
NOTARY PUBLIC

This instrument was prepared by: Izabela Czajkowska, Attorney at Law, Otte & Czajkowska LLC, 6035 North Northwest Highway, Suite 201, Chicago, Illinois 60631

(Name and Address)

MAIL TO:

EDWARD BIELSKI  
ALFREDA BIELSKA  
7418 West Lawler Avenue  
Niles, Illinois 60714

SEND SUBSEQUENT TAX BILLS TO:

EDWARD BIELSKI  
ALFREDA BIELSKA  
7418 West Lawler Avenue  
Niles, Illinois 60714

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of Paragraph e, Section 4, of the Real Estate Transfer Act.

Date: November 5, 2019

Signature: Colette Badame

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## STATEMENT BY GRANTOR AND GRANTEE

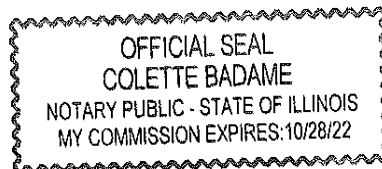
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: May 29, 2020

Signature: Edward Bielski  
Grantor or Agent

Subscribed and sworn to before me  
on May 29, 2020.

Notary Public Colette Badame



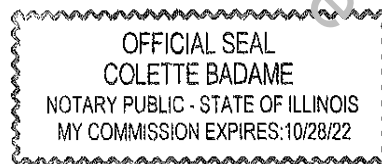
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: May 29, 2020

Signature: Alfreda Bielska  
Grantee or Agent

Subscribed and sworn to before me  
on May 29, 2020.

Notary Public Colette Badame

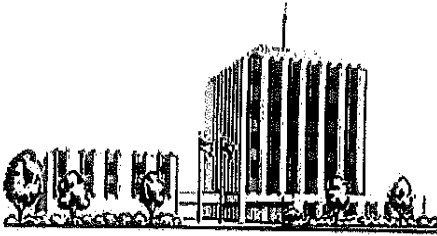


NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



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**NO PERSONAL CHECKS ALLOWED**  
Applications are asked to fax their completed forms in advance of the transaction to (847) 391-5402

## CITY OF DES PLAINES

1420 Miner / Northwest Highway \* Des Plaines, Illinois 60016 - 4498 \* (847) 391 - 5300

### REAL ESTATE TRANSFER DECLARATION

CHECK ONE:  DECLARATION  EXEMPTION (EXEMPTION REQUIRES ORIGINAL DEED)

**INSTRUCTIONS:**

- 1) This form must be filled out completely, signed by at least one of the sellers and presented to the Real Estate Transfer Tax Clerk, Civic Center, Des Plaines, Illinois, as required by the Des Plaines Real Estate Tax Ordinance.
- 2) In cases involving an intermediary buyer, nominee or "straw man," one declaration form must be prepared for each deed that is to be recorded. One of these transactions is usually exempt under Section 4-3E-7 of the Ordinance.
- 3) **THE FOLLOWING DOCUMENTS MUST BE SUBMITTED WITH THE FORM:** (and only these forms)
  - \* For Declaration: A copy of this form completed, the completed PTAX-203 Illinois RE Transfer Declaration (both sides) and a plat of survey of the property to be transferred.
  - \* For an Exemption: A copy of this form completed and the original Deed to be filed with the county.
- 4) Real estate transfer stamps are not required for properties which have a Des Plaines mailing address but are located outside the corporate limits of the City of Des Plaines. However, the deed must be stamped EXEMPT by the Real Estate Transfer Tax Clerk. A \$10.00 processing fee is charged.
- 5) Property seller is responsible for purchase of the real estate transfer stamp.

Address of Property 940 BEAU DRIVE, UNIT 203, DES PLAINES, IL 60016  
Street Zip Code

Permanent Property Index No. 08-24-100-029-1132 AND 08-24-100-029-1194

Property Value \_\_\_\_\_ Amount of Tax (\$2 per \$1,000) \_\_\_\_\_

- This property has been owner occupied
- This property has been non-owner occupied (property has been leased or rented)

NOTE: Non-owner occupied structures shall be inspected, approved and issued a certificate prior to issuance of a real estate transfer tax stamp. Inspection fee must be paid prior to inspection.

If structure has been non-owner occupied, please provide contact person to schedule inspection.

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

PAID  
SB  
JUL 30 2020 \$10  
OK 1586  
CITY OF DES PLAINES

OFFICE USE ONLY			
REQUIREMENT:	DEPARTMENT:	AMOUNT:	COMPLETED: (please sign name)
Water Escrow Payment (based on 60% of average of last 2 utility bills)	Finance Department/ Water Billing	N/A	SB 7/30/2020

(Seller or Grantor - include all names if more than one on deed): **PLEASE PRINT**

Edward Bielski, Alfreda Bielska, and  
Magdalena Bielska 940 Beau Drive, Unit 203, Des Plaines, IL 60016  
Name New Address Zip Code

Signature  Date Signed 7-29-2020  
Seller Agent

(Buyer or Grantee - include all names if more than one on deed): **PLEASE PRINT**

Edward Bielski and Alfreda Bielska, Ttee  
under the Bielski Living Trust, 940 Beau Drive, Unit 203, Des Plaines, IL 60016  
Old Address Zip Code

dated November 5, 2019.

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct. A copy of this declaration will be mailed to the buyer of the above real property.