

# UNOFFICIAL COPY

Doc#: 2105401361 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/23/2021 12:44 PM Pg: 1 of 4

## QUIT CLAIM DEED

### THE GRANTORS:

**Piotr Wajler aka Piotr Ludwik Wajler and Marlena U. Piorkowska aka Marlena Urszula Piorkowska, husband and wife**, of the Village of Palatine, of the County of Cook, State of Illinois, for the consideration of (\$10.00) TEN DOLLARS, cash and other valuable in hand paid, at or before delivery of this document, receipt of which is hereby acknowledged, has bargained, and sold and by this document and do CONVEY and QUIT CLAIM unto said GRANTEES:

Dec ID 20210201631190  
ST/CO Stamp 2-133-910-544

**Piotr Ludwik Wajler, not individually but as a trustee of the Piotr Ludwik Wajler Revocable Living Trust dated February 1, 2021 and Marlena Urszula Piorkowska, not individually but as a trustee of the Marlena Urszula Piorkowska Revocable Trust dated February 1, 2021, as tenants by the entirety.**  
↳ Living

All the right, title, interest claim or demand which the Grantor may have had in and to the following described real estate in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Real Estate Index Number(s): 02-12-200-021-1045  
Address of Real Estate: 1243 E. Baldwin Lane Unit 208, Palatine, Illinois, 60074

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 1<sup>st</sup> day of February, 2021.

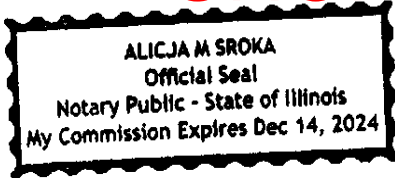
x Piotr Wajler (SEAL)  
Piotr Wajler aka Piotr Ludwik Wajler,  
as Grantor and accepting as Trustee of the  
Piotr Ludwik Wajler Revocable Living  
Trust dated February 1, 2021.

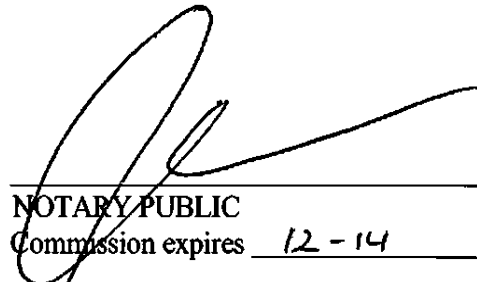
x Marlena Piorkowska  
Marlena U. Piorkowska aka Marlena Urszula  
Piorkowska, as Grantor and accepting as Trustee  
of the Marlena Urszula Piorkowska Revocable  
Living Trust dated February 1, 2021

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 **Piotr Wajler aka Piotr Ludwik Wajler and Marlena U. Piorkowska aka Marlena Urszula Piorkowska** are personally known to me to be the same person(s) whose name(s) 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 acts, 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, this 1<sup>st</sup> day of February, 2021.

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\_\_\_\_\_  
NOTARY PUBLIC  
Commission expires 12-14, 2024

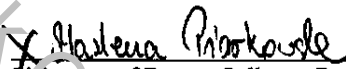
This instrument was prepared by:

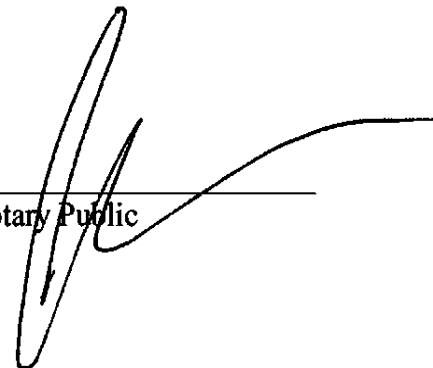
*Alicja M. Sroka & Associates P.C.*  
*Alicja M. Sroka, Esq.*  
*7742 W. Higgins Rd. # C102*  
*Chicago, IL 60631*

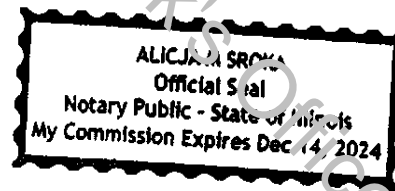
**MAIL AND SEND SUBSEQUENT TAX BILLS TO:**

Piotr Ludwik Wailer Trust  
Marlena Urszula Piorkowska Trust  
1243 E. Baldwin Unit 209  
Palatine IL 60074

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: 2-1-2021

  
\_\_\_\_\_  
Signature of Buyer, Seller or Representative

  
\_\_\_\_\_  
Notary Public



# UNOFFICIAL COPY

## STATEMENT BY GRANTORS AND GRANTEES

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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

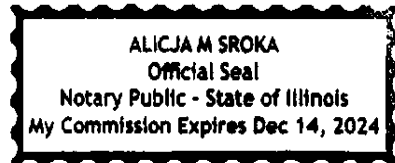
Date 2-1, 2021

Signatures: X Marlena Piorowska  
Grantor or Agent

X Piotr Wojcik

Subscribed and sworn to before me by the said Marlena Piorowska and Piotr Wojcik this 1st day of February, 2021

Notary Public \_\_\_\_\_



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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

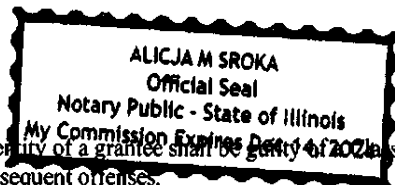
Date 2-1, 2021

Signatures: X Marlena Piorowska  
Grantee or Agent

X Piotr Wojcik

Subscribed and sworn to before me by the said Marlena Piorowska, Piotr Wojcik this 1st day of February, 2021

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.

(Attached 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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## EXHIBIT A LEGAL DESCRIPTION

### **PARCEL 1:**

UNIT 208 IN SAN TROPAI CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ 282.96 FEET, (THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION) THENCE NORTH 167.0 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE PARCEL OF LAND THEREIN DESCRIBED THENCE WEST 77.00 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE EAST 77.00 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.40 FEET; THENCE SOUTH 59.17 FEET; THENCE WEST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE PLACE BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 1067400 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23448134, TOGETHER WITH AN UNDIVIDED 1.371 PERCENT INTEREST IN SAID PARCEL ( EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY).

### **PARCEL 2:**

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAI PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400 DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT NUMBER 23448134, AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY TRUST NUMBER 1067400 TO EDWIN A. JANSSEN AND MARGUERITE B. JANSSEN, HIS WIFE, DATED JUNE 25, 1976 AND RECORDED SEPTEMBER 17, 1976 AS DOCUMENT NUMBER 23640813, IN COOK COUNTY, ILLINOIS.