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**QUIT CLAIM
DEED in TRUST
(ILLINOIS)**

Doc#: 2226245006 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/19/2022 09:37 AM Pg: 1 of 4

Dec ID 20220901632378

Above Space for Recorder's use only

GRANTORS, MAREK SNOPEK AND MARZENA SNOPEK, husband and wife, of 1704 W. CATALPA LN, MOUNT PROSPECT, IL, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, **CONVEY(S) and QUIT CLAIM(S)** unto, **MAREK SNOPEK and MARZENA SNOPEK, not individually, but as Trustees under the provisions of a Trust Agreement dated the 13TH day of SEPTEMBER, 2021 and known as the SNOPEK LIVING TRUST** of 1704 W. CATALPA LN, MOUNT PROSPECT, IL, and unto all and every successor or successors in trust under said trust agreement, all right, title and interest in and to the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 351 IN "ELK RIDGE VILLA" - UNIT NO. 6, BEING A SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN EDWARD BUSSE'S DIVISION I THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ELK RIDGE VILLA UNIT NO. 6, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 19, 1965, AS DOCUMENT NUMBER 2204321, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: **08-15-412-021-0000**
Address of Real Estate: **1704 W. CATALPA LN, MOUNT PROSPECT, IL 60056**

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 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

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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 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.

And the said grantor(s) hereby waive(s) and release(s) any and all right or benefit under any by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

SUBJECT TO: (1) Covenants, conditions, and restrictions of record; (2) General real estate taxes for the tax year 2020 and subsequent years.

DATED: SEPTEMBER 13, 2021.

Marek Snopek
MAREK SNOPEK

Marzena Snopek
MARZENA SNOPEK

**EXEMPT UNDER REAL ESTATE TRANSFER
TAX LAW 35ILCS 200/31-45 SUB PAR. (E)**

DATE: 09-13-2021

SIGNATURE: Marek Snopek

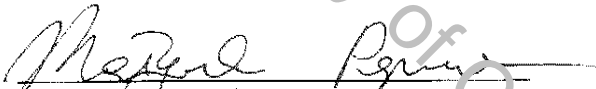
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State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **MAREK SNOPEK and MARZENA SNOPEK, husband and wife**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of September, 2021.

Commission expires 21, 2024


NOTARY PUBLIC



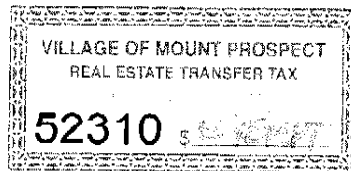
This Instrument was prepared by:
DiChristofano & Associates, LLC, 7521 N. Milwaukee Avenue, Niles, IL 60714

MAIL RECORDED DEED TO:

SNOPEK LIVING TRUST dated 9/13/21
1704 W. CATALPA LN
MOUNT PROSPECT, IL 60056

SEND SUBSEQUENT TAX BILL TO:

SNOPEK LIVING TRUST dated 9/13/21
1704 W. CATALPA LN
MOUNT PROSPECT, IL 60056



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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: 09 | 13 | 20 21

SIGNATURE: *Marek Sropek*
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:

By the said (Name of Grantor): *Marek Sropek*

On this date of: 9 | 13 | 20 21

NOTARY SIGNATURE: *Malgorzata Popowska*

Malgorzata Popowska
AFFIX NOTARY STAMP BELOW
OFFICIAL SEAL
MALGORZATA POPOWSKA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/21/24

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: 09 | 13 | 20 21

SIGNATURE: *Marena Sropek*
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:

By the said (Name of Grantee): *Marena Sropek*

On this date of: 9 | 13 | 20 21

NOTARY SIGNATURE: *Malgorzata Popowska*

Malgorzata Popowska
AFFIX NOTARY STAMP BELOW
OFFICIAL SEAL
MALGORZATA POPOWSKA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/21/24

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)**