

UNOFFICIAL COPY

Doc#: 2234945098 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2022 11:16 AM Pg: 1 of 6

WARRANTY DEED Individuals Into Living Trust

Dec ID 20221201613413

**THE GRANTORS, WIT
OLD STANIAK and
DANIELA STANIAK,**

husband and wife, of
Arlington Heights, County of
Cook, State of Illinois for the
consideration of Ten Dollars
(\$10.00) and other good and
valuable consideration

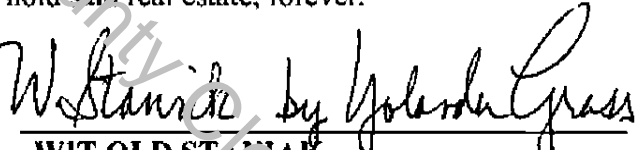
paid. CONVEY and WARRANT to **WITOLD L. STANIAK AND DANIELA L.
STANIAK, TRUSTEES OF THE STANIAK LIVING TRUST DATED
NOVEMBER 17, 2022, AND ANY AMENDMENTS THERETO, 21 W. Suffield,**
Arlington Heights, IL 60004, all interest in the following described real estate situated in
Cook County, State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s): **09-09-401-090-0000**
Address(es) of Real Estate: **384 Oak Trails Road, Des Plaines, IL 60016**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Laws of the State of Illinois, to have and to hold said real estate, forever.

Dated this 8th day of December 2022.



WIT OLD STANIAK



DANIELA STANIAK

STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said county,
in the State aforesaid, DO HEREBY CERTIFY that **WIT
OLD STANIAK and DANIELA STANIAK**, husband
and wife, 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
a free and voluntary act, for the uses and purposes therein
set forth, including the release and waiver of the right of
homestead.

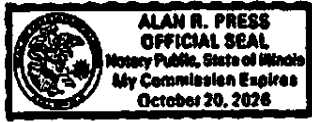
Exempt deed or instrument
eligible for recordation
without payment of tax.

12-13-2022

City of Des Plaines

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Given under my hand and official seal, this 8th day of December 2022



[Signature]
Notary Public

Send Subsequent Tax Bills To: **WITOLD L. STANIAK and DANIELA L. STANIAK,**
Trustees, 21 W. Suffield, Arlington Heights, IL 60004.

Acceptance by Trustees under 760 ILCS 5/6.5:
We hereby accept this property into our trust.

W. Staniak by Yolande Grass Trustee Sawicki
WITOLD L. STANIAK **DANIELA L. STANIAK**

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph (e) of 35 ILCS 200/31-45,

Real Estate Transfer Act
Date: December 8 2022

Signature: [Signature]

Prepared By AND **MAIL TO:**
Alan R. Press
Shire Law Group, PC
1 Overlook Point, Suite 650
Lincolnshire, Illinois 60069

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY 625 ILCS 600-6000 (from Ch. 34, par. 3-0000)

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: 12/12/22

SIGNATURE: [Signature]
GRANTOR or AGENT

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

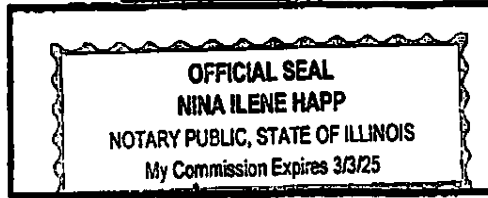
Subscribed and sworn to before me, Name of Notary Public: Nina Ilene Happ

By the said (Name of Grantor): Alan R. Press

On this date of: 12/12/22

NOTARY SIGNATURE: [Signature]

SEEK 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 12/12/22

SIGNATURE: [Signature]
GRANTEE or AGENT

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

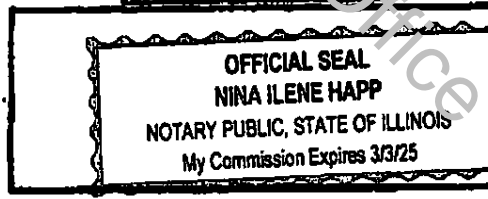
Subscribed and sworn to before me, Name of Notary Public: Nina Ilene Happ

By the said (Name of Grantee): Alan R. Press

On this date of: 12/12/22

NOTARY SIGNATURE: [Signature]

SEEK NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 625 ILCS 600-6000, 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 (625 ILCS 200/Act. 31))

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LEGAL DESCRIPTION FOR: 384 OAK TRAILS, DES PLAINES, IL 60016

PARCEL 1:

THAT PART OF LOT 1 IN OAK TRAILS, A PLANNED UNIT DEVELOPMENT OF PART OF LOT 6 IN LEVERENZ BROTHERS SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF SAID PLANNED UNIT DEVELOPMENT HAVING BEEN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JANUARY 11, 1989 AS DOCUMENT NUMBER 89075524, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1 WHICH IS THE INTERSECTION OF THE EAST LINE OF EAST RIVER ROAD AND THE SOUTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY; THENCE NORTH 36 DEGREES 55 MINUTES 50 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY AND THE NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 51.28 FEET; THENCE SOUTH 53 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF 77 FEET TO THE PLACE OF BEGINNING OF THAT PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUING SOUTH 53 DEGREES 4 MINUTES 10 SECONDS EAST, 48.0 FEET; THENCE SOUTH 36 DEGREES 55 MINUTES 50 SECONDS WEST 64.67 FEET; THENCE NORTH 53 DEGREES 04 MINUTES 10 SECONDS WEST, 48.0 FEET, THENCE NORTH 36 DEGREES 55 MINUTES 50 SECONDS EAST, 64.67 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 89600283 FOR INGRESS AND EGRESS, AS CREATED BY DEED MADE BY FIRST COLONIAL TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 25, 1989 AND KNOWN AS TRUST NUMBER 5309, TO DEERFIELD SAVINGS AND LOAN ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 21, 1989 AND KNOWN AS TRUST NUMBER 241 DATED DECEMBER 12, 1989 AND RECORDED DECEMBER 19, 1989 AS DOCUMENT NUMBER 89606535, ALL IN COOK COUNTY, ILLINOIS.

FOR PROPERTY SALES APPLICATIONS MUST BE FAXED TO 847.391.5103 FIVE WORK DAYS PRIOR TO CLOSING DATE. PLEASE READ REAL ESTATE TRANSFER STAMP GUIDELINES BEFORE COMPLETING THIS FORM.



FINANCE DEPARTMENT
1420 Miner Street, Room 104
Des Plaines, IL 60016
P: 847.391.5319
F: 847.391.5402
Email: retstamp@desplaines.org

REAL ESTATE TRANSFER DECLARATION

CHECK ONE: DECLARATION EXEMPTION

PROPERTY ADDRESS: 384 Oak Trails Road, Des Plaines, IL 60016

PERMANENT PROPERTY INDEX NO(S). 09-09-401-090-0000

SELLER OR GRANTOR (INCLUDE ALL NAMES IF MORE THAN ONE ON DEED): PLEASE PRINT

Witold Staniak and Daniela Staniak
NAMES EXACTLY AS LISTED ON DEED

21 W. Suffield, Arlington Hts, IL 60004
SELLER'S ADDRESS AFTER SALE CITY/STATE/ZIP CODE

BUYER OR GRANTEE (INCLUDE ALL NAMES IF MORE THAN ONE ON DEED): PLEASE PRINT

Witold K. Staniak and Daniela K. Staniak, Trustees of the Staniak Living Trust
NAMES EXACTLY AS LISTED ON DEED *dated 11/17/2*
Same as above
BUYER'S ADDRESS BEFORE PURCHASE CITY/STATE/ZIP CODE

IF TITLE CHANGE IS AN EXEMPTION THAT DOES NOT INCLUDE SALE OF PROPERTY, PROCEED TO PAGE 2.

PROPERTY SALE

IF RESIDENTIAL OWNER CURRENTLY LIVES IN OR PROPERTY VACANT SINCE OWNER MOVED OUT
 RENTED OR LEASED : OWNED BY COMPANY OR LLC FORECLOSURE SALE :
NON-OWNER OCCUPIED PROPERTY REQUIRES INSPECTION BEFORE ISSUANCE OF STAMP -- \$250/HR PREPAYMENT.

CONTACT NAME FOR INSPECTION:	PHONE:	CONTACT INFO EMAIL:
CONTACT NAME FOR STAMP PICKUP:	PHONE:	CONTACT INFO EMAIL:

PAID

ANTICIPATED DATE OF CLOSING _____ CITY OF DES PLAINES

FULL ACTUAL CONSIDERATION (INCLUDING MORTGAGE AND VALUE OF LIABILITIES ASSUMED) _____

AMOUNT OF TAX* (\$2 / \$1,000) (SALES PRICE ROUNDED UP TO NEAREST \$500) _____

(*IF EXEMPT FROM PAYING TRANSFER TAX FOR THIS SALE, PLEASE ALSO COMPLETE PAGE 2)

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Signature _____ Date Signed _____
SELLER OR SELLER'S AGENT

OFFICE USE ONLY		
WATER AMOUNT(S) DUE	COMPLETED BY (PLEASE INITIAL)	DATE
—	LC	12/13/22

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EXEMPTIONS

PROPERTY ADDRESS: 384 Oak Trails Road, Des Plaines, IL 60016



PROPERTY IS LOCATED IN UNINCORPORATED DES PLAINES AND IS EXEMPT FROM PAYMENT OF THE TRANSFER TAX.
(PLEASE SIGN AND DATE BELOW)

Note: The City of Des Plaines Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 15-7-7 of the Ordinance which is printed below. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the City of Des Plaines Real Estate Transfer Tax Ordinance by paragraph(s) D of Section 15-7-7 of said Ordinance.

Details for exemption claimed: (Explain what is changing on title) transferring property into living trust

If claiming exemption under paragraph D for consideration less than \$100.00:

What is the grantor's relationship to the grantee? self

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Signature Maria Elena Lopez Date Signed 12/12/22
Seller or Agent

Section 15-7-7 The tax imposed by this article shall not apply to the following transactions:

- (A) Transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
- (B) Transactions which secure debt or other obligations.
- (C) Transactions in which deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded.
- (D)** Transactions in which the actual consideration is less than one hundred dollars (\$100.00).
- (E) Transactions in which the deeds are tax deeds.
- (F) Transactions which are releases of property which is security for a debt or other obligation.
- (G) Transactions of partitions.
- (H) Transaction made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization.
- (I) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock.
- (J) Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one to the other shall not be exempt from the tax.
- (K) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States.
- (L) Transactions involving deeds issued to holder of a mortgage pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.