



2300434003D

Prepared by and return to:
LYSINSKI & ASSOCIATES, P.C.

Doc# 2300434003 Fee \$88.00

4418 N. MILWAUKEE AVE

RHSP FEE: \$9.00 RPRF FEE: \$1.00

CHICAGO, ILLINOIS 60630

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2023 09:40 AM PG: 1 OF 4

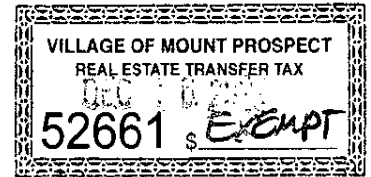
QUITCLAIM DEED

Individual
to Trust

THE GRANTORS, **WLADYSLAWA ZIOLO, a widow, and WIESLAW CZEREPAK, a widower**, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS to *Anna Czerepak and Kristopher Czerepak, as Co-Trustees of THE 1204 ARDYCE LIVING TRUST dated December 1, 2022*, and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook, Village of Mount Prospect, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

Commonly Known As: 1204 Ardyce, Mount Prospect, Illinois 60056



P.I.N.: 03-35-308-016-0000

The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises forever.

Dated this 1st day of December 2022.

Wladyslaw Ziolo
WLADYSLAWA ZIOLO

Wieslaw Czerepak
WIESLAW CZEREPAK

Anna Czerepak
Accepted by Anna Czerepak as Co-Trustee of the 1204 Ardyce Living Trust Dated December 1, 2022

This Deed is exempt under the provisions of Paragraph (e), 35 ILCS 200/31-45 Real Estate Transfer Tax Law

Date: December 1, 2022

C. W.
Representative

REAL ESTATE TRANSFER TAX 23-Dec-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WLADYSLAWA ZIOLO and WIESLAW CZEREPAK personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

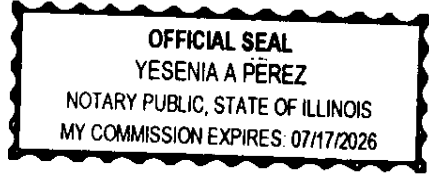
Given under my hand and official seal, this 1st day of December 2022.

Yesenia A. Pérez

Notary Public

My Commission Expires:

7-17-2026



Address of Property:

1204 Ardyce
Mount Prospect, Illinois 60056

Permanent Tax Number:

03-35-308-016-0000

Send Subsequent Tax Bills to:

The 1204 Ardyce Living Trust
1204 Ardyce
Mount Prospect, Illinois 60056

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 16 IN WESTGATE GARDEN SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 35 TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS.

P.I.N.: 03-35-308-016-0000

Commonly known as: 1204 Ardyce, Mount Prospect, Illinois 60056

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

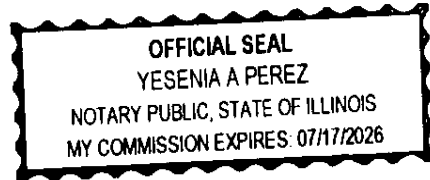
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: December 1, 2022

Signature: Wieslaw Penczek
Grantor or Agent –

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1ST DAY OF DECEMBER 2022.

Yesenia A. Perez
Notary Public



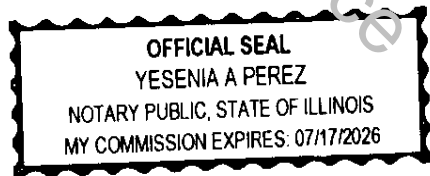
The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 title to real estate under the laws of the State of Illinois.

Date: December 1, 2022

Signature: Wieslaw Penczek
Grantee or Agent –

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1ST DAY OF DECEMBER 2022.

Yesenia A. Perez
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.

(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.)