

UNOFFICIAL COPY



2303257027D

WARRANTY DEED IN TRUST

Doc# 2303257027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2023 02:40 PM PG: 1 OF 4

The Grantors, **ROBERT J. STOPPEK and LAURA BRANDT STOPPEK**, husband and wife, of the City of Highland Park, State of Illinois, for and in consideration of

TEN and no/100's (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **ROBERT J. STOPPEK** not individually but as trustee of the **ROBERT J. STOPPEK TRUST DATED December 21, 2022**, as to an undivided 50% interest, and **LAURA B. STOPPEK**, not individually but as trustee of the **LAURA B. STOPPEK TRUST DATED DECEMBER 21, 2022**, as to an undivided 50% interest, the beneficial interest of said trusts being held by **ROBERT J. STOPPEK and LAURA B. STOPPEK, husband and wife, as tenants by the entirety**, grantees, in fee simple, all right, title and interest to the following described real estate situated in the County of ~~Lake~~, State of Illinois, to wit:

~~LAKE~~ COOK

SEE ATTACHED FOR LEGAL DESCRIPTION

PIN ~~XXXXXXXXXXXX~~ 14-21-101-054-2294 & 14-21-101-054-1947

ADDRESS OF PROPERTY: ~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~

655 W. Irving Park Road, Unit 3313, Chicago, IL 60613
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 21st day of DECEMBER, 2022.

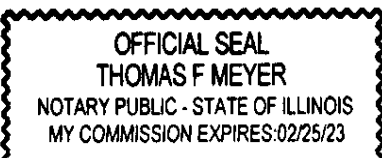
ROBERT J. STOPPEK

LAURA BRANDT STOPPEK

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 **ROBERT J. STOPPEK and LAURA BRANDT STOPPEK, 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 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 notarial seal this 21st day of DECEMBER, 2022.



Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNITS 3313 AND V-147 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK PLACE TOWER I CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011020878, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

****SEE ATTACHED TRUST LANGUAGE**

SUBJECT TO: GENERAL TAXES FOR 2022 AND SUBSEQUENT YEARS; EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.



I hereby declare that this Deed represents a transaction exempt under the provisions of Paragraph E, Section 4, of the Real Estate Transfer Act.
Dated: This 21st day of DECEMBER, 2022.




This Instrument was prepared by: Thomas F. Meyer, Esq.
33 N. Waukegan Road, #105
Lake Bluff, IL 60044

Send Subsequent Tax Bills to: **ROBERT J. STOPPEK and LAURA B. STOPPEK, Trustees**
164 Leonard Wood South, #211
Highland Park, IL 60035

MAIL TO: Thomas F. Meyer, Esq.
33 N. Waukegan Road, #105
Lake Bluff, IL 60044

REAL ESTATE TRANSFER TAX		01-Feb-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-21-101-054-2294 | 20221201624137 | 0-362-506-064

REAL ESTATE TRANSFER TAX		31-Jan-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-21-101-054-2294 | 20221201624137 | 0-951-871-312

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

TO HAVE AND TO HOLD the said premises together with all 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 of 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 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 presenti or 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 part 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 said 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 the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

And the said grantors hereby expressly waive and release any and all rights or benefits 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.

UNOFFICIAL COPY

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: 12 | 21 | 2022

SIGNATURE: [Signature]
GRANTOR OR AGENT

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

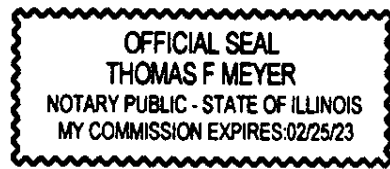
Subscribed and sworn to before me, Name of Notary Public: THOMAS F. MEYER

By the said (Name of Grantor): ROBERT J. STARRICK BY CHAR MEYER, AGENT

On this date of: 12 | 21 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX 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 | 21 | 2022

SIGNATURE: [Signature]
GRANTEE OR AGENT

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

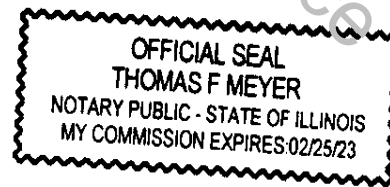
Subscribed and sworn to before me, Name of Notary Public: THOMAS F. MEYER

By the said (Name of Grantee): ROBERT J. STARRICK BY CHAR MEYER, AGENT

On this date of: 12 | 21 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)