

# UNOFFICIAL COPY

Prepared by and return to:

LYSINSKI & ASSOCIATES, P.C.  
4418 N. MILWAUKEE AVE  
CHICAGO, ILLINOIS 60630

Doc#: 2317746190 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/26/2023 01:43 PM Pg: 1 of 4

Dec ID 20230601655310  
ST/CO Stamp 1-328-314-064

## QUITCLAIM DEED Individual to Trust

THE GRANTORS, PAWEL BEDUS, a married man, 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 Pawel Bedus, as trustee of *THE BEDUS FAMILY TRUST* dated June 20, 2023, 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 Elmwood Park, State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

Commonly Known As: 700 Graceland Avenue, Unit 303, Des Plaines, Illinois 60016

P.I.N.: 09-17-423-029-1011

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 20<sup>th</sup> day of June 2023.

  
PAWEL BEDUS



Accepted by Pawel Bedus as Trustee of the Bedus Family Trust Dated June 20, 2023

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

Date: June 20, 2023

  
Representative

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

  
City of Des Plaines

6/23/23

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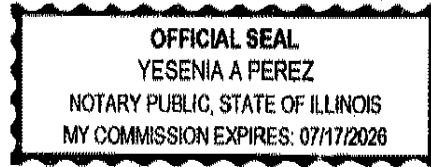
STATE OF ILLINOIS        )  
  )    ss.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAWEL BEDUS 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 20<sup>th</sup> day of June 2023.

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

My Commission Expires:  
July 17, 2026



Address of Property:

700 Graceland Avenue, Unit 303  
Des Plaines, Illinois 60016

Permanent Tax Number:

01-23-217-028

Send Subsequent Tax Bills to:

The Bedus Family Trust  
700 Graceland Avenue, Unit 303  
Des Plaines, Illinois 60016

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

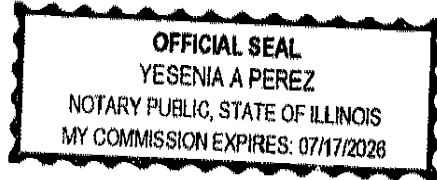
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: June 20, 2023

Signature: Pawel Beclus  
Grantor or Agent -

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 20<sup>th</sup> DAY OF JUNE 2023.

Yesenia A. Perez  
Notary Public



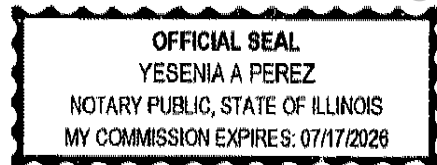
The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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: June 20, 2023

Signature: Pawel Beclus  
Grantee or Agent -

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 20<sup>th</sup> DAY OF JUNE 2023.

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.)

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## LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 303 IN 700 GRACELAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2 AND 3 IN BLOCK 7 IN PARSONS AND LEE'S ADDITION TO DES PLAINES, BEING A SUBDIVISION OF PARTS OF SECTION 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE FIRST NATIONAL BANK OF DES PLAINES, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 9, 1985 AND KNOWN AS TRUST NUMBER 16451645, RECORDED SEPTEMBER 17, 1985 AS DOCUMENT NUMBER 86- 421, 126 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AFORESAID (EXCEPTING THEREFROM THE OTHER SPACE AND UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

ALSO,

PARCEL 2:

THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE P17 AND STORAGE SPACE S-305

P.I.N.: 09-17-423-029-1011

Commonly known as: 700 Graceland Avenue, Unit 303, Des Plaines, Illinois 60016