

# UNOFFICIAL COPY

TRUSTEE'S DEED  
QUIT CLAIM  
(ILLINOIS)

Doc#: 2407902095 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/19/2024 10:07 AM Pg: 1 of 4

Dec ID 20240301656771

THE GRANTORS **OLGIERD PIATEK AND ANGELIKA PIATEK AS TRUSTEES OF THE OLGIERD PIATEK AND ANGELIKA PIATEK LIVING TRUST DATED APRIL 12, 2018**, of 1433 East Emmerson Ln. Mount Prospect, IL 60056, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantors as trustees, convey to **OLGIERD PIATEK AND ANGELIKA PIATEK, husband and wife, AND TADEUSZ PIATEK AND WIESLAWA PIATEK, husband and wife**, not as Tenants in Common or Tenants by the Entirety, but as Joint Tenants with Right of Survivorship, all interest in the following described real estate commonly known as 3101 Paris Avenue, Unit 308, River Grove, IL 60171, and legally known as:

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**


**SUBJECT TO:**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority hereunto enabling, **SUBJECT, HOWEVER**, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 12-26-207-012-1024

Dated this 15th day of February, 2024.



---

**OLGIERD PIATEK, as Trustee**



---

**ANGELIKA PIATEK, as Trustee**

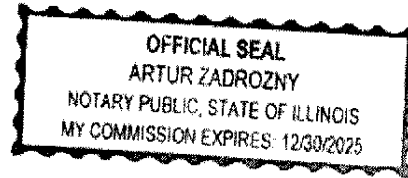
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS,  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **OLGIERD PIATEK AND ANGELIKA PIATEK** 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 in the 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 15th day of February, 2024.

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



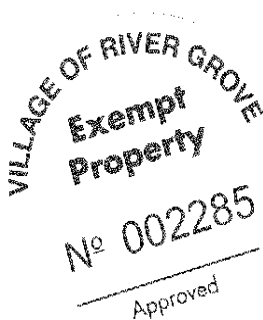
THIS INSTRUMENT PREPARED BY  
Artur Zadrozny  
Zadrozny Law Firm LLC  
636 S River Road, Suite 100-G  
Des Plaines, IL 60016

MAIL TO:

Zadrozny Law Firm LLC  
636 S River Rd, Suite 100G  
Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILLS TO:

Tadeusz Olgierd  
3101 Paris Ave, Unit 308  
River Grove, IL 60171



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

UNIT 308 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BELMONT HEIGHTS CONDOMINIUM NUMBER 3 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENTS NUMBER 19720272 IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# 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: 2 | 15 | 2024

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: Artur Zadrozny

By the said (Name of Grantor): OLGIERD AND ANGELINA PIATEK

On this date of: 2 | 15 | 2024

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: 2 | 15 | 2024

SIGNATURE: *[Signature]*  
GRANTEE or AGENT

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

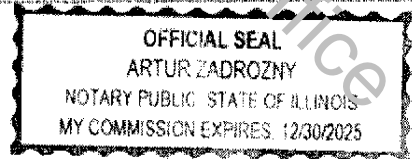
Subscribed and sworn to before me, Name of Notary Public: Artur Zadrozny

By the said (Name of Grantee): OLGIERD PIATEK AND ANGELINA PIATEK

On this date of: 2 | 15 | 2024

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)