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Doc#: 2411720278 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/26/2024 3:52 PM Pg: 1 of 3
Dec ID 20240401688810

**After Recording, Return and
Mail Tax Statements To:**

Robert J. Koscielniak, Jr. and Kelly L. Koscielniak
435 W. Wood Street, Unit 403
Palatine, IL 60067

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantors,

ROBERT J. KOSCIELNIAK, JR. and KELLY L. KOSCIELNIAK, husband and wife,
Whose mailing address is 435 W. Wood Street, Unit 403, Palatine, IL 60067;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and quitclaim to:

ROBERT J. KOSCIELNIAK, JR. and KELLY L. KOSCIELNIAK, as co-Trustees of THE
KOSCIELNIAK LIVING TRUST, U/A dated April 24, 2024, the GRANTEE, THE BENEFICIAL
INTEREST OF SAID TRUST BEING HELD BY HUSBAND AND WIFE, AS TENANTS BY
THE ENTIRETY,

Whose mailing address is 435 W. Wood Street, Unit 403, Palatine, IL 60067;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of
Cook, State of Illinois, to wit:

**PARCEL 1: UNIT 403A IN THE PRESERVE OF PALATINE CONDOMINIUMS IN SECTION 15, TOWNSHIP 42
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS
DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM
RECORDED JUNE 5, 2006, AS DOCUMENT NUMBER 0615634000, AND AMENDMENT NO. 1 RECORDED
NOVEMBER 9, 2006, AS DOCUMENT NUMBER 0631316011, AND RE-RECORDED DECEMBER 12, 2006, AS
DOCUMENT NUMBER 0634615002, AND AS FURTHER AMENDED FROM TIME TO TIME WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE
SPACE G-94 AND STORAGE SPACE S-95.**

Permanent Index Number: 02-15-303-056-1083

Site Address: 435 W. Wood Street, Unit 403, Palatine, IL 60067.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of
the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of
Way, and Easements now of record; to have and to hold said premises forever. **Said homestead real estate
is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/1c, as amended,
under the above-mentioned Trust Agreement, and said Trust Agreement so states the same.**

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The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 24th day of April, 2024.

Robert Koscielniak, Jr.
ROBERT J. KOScielNIAK, JR.

Kelly L. Koscielniak
KELLY L. KOScielNIAK

The foregoing transfer of title/conveyance is hereby accepted by ROBERT J. KOScielNIAK, JR. and KELLY L. KOScielNIAK, of 435 W. Wood Street, Unit 403, Palatine, IL 60067, as co-Trustees under the provisions of THE KOScielNIAK LIVING TRUST.

Robert Koscielniak, Jr.
ROBERT J. KOScielNIAK, JR.,
Trustee, as aforesaid

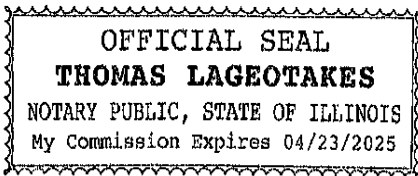
Kelly L. Koscielniak
KELLY L. KOScielNIAK,
Trustee, as aforesaid

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on this April 24, 2024, by ROBERT J. KOScielNIAK, JR. and KELLY L. KOScielNIAK.

[Signature]
NOTARY PUBLIC

My commission expires: 4/23/25



"Exempt under Paragraph (e), Section 31-45, Illinois Real Estate Transfer Tax Act"

4-24-24 [Signature]
Date Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

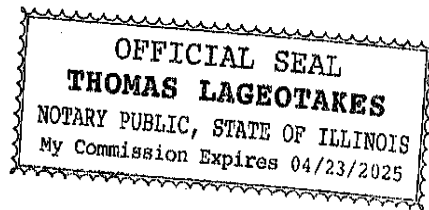
The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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.

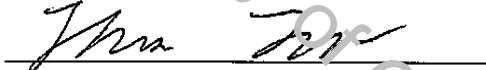
Dated this 24th day of April, 2024.


ROBERT J. KOSCIELNIAK, JR.


KELLY L. KOSCIELNIAK

Subscribed and sworn to before me by the said Robert J. Koscielniak, Jr. and Kelly L. Koscielniak, this 24 day of APRIL, 2024.

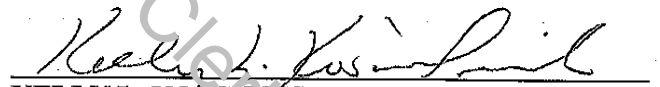


Notary Public: 

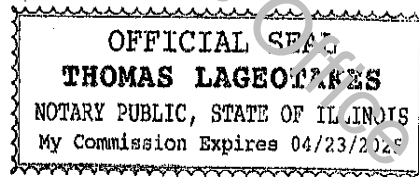
The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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.

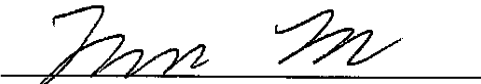
Dated this 24th day of April, 2024.


ROBERT J. KOSCIELNIAK, JR.


KELLY L. KOSCIELNIAK

Subscribed and sworn to before me by the said Robert J. Koscielniak, Jr. and Kelly L. Koscielniak, this 24 day of APRIL, 2024.



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.)