

UNOFFICIAL COPY



Doc#: 1523026060 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2015 12:43 PM Pg: 1 of 4

This instrument prepared by:
Wayne S. Shapiro
111 West Washington Street, Suite 1028
Chicago, IL 60602

Mail future tax bills to:
Anthony De Leon
6029 N. Bernard St.
Chicago, Illinois 60659

Mail this recorded instrument to:
Anthony De Leon
6029 N. Bernard St.
Chicago, Illinois 60659

1523026060

2/3

TRUSTEE'S DEED

This Indenture, made this 7th day of August, 2015, between ADRIAN ABLAO BONIFACIO and ANDRE ABLAO BONIFACIO as Trustees under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated March 11, 2014, and known as the MYRNA ABLAO BONIFACIO TRUST, party of the first part, and ANTHONY DE LEON of 6029 N. BERNARD CHICAGO, IL 60659, A Single Man, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

SEE ATTACHED LEGAL.

Permanent Index Number(s): 13-02-216-010-0000
Property Address: 6029 N. Bernard Street, Chicago, Illinois 60659

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general real estate taxes not due and payable at the time of closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behoold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRANSFER TAX 11-Aug-2015

	COUNTY:	140.00
	ILLINOIS:	280.00
	TOTAL:	420.00

13-02-216-010-0000 | 20150801614584 | 0-561-088-384

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

REAL ESTATE TRANSFER TAX 11-Aug-2015

	CHICAGO:	2,100.00
	CTA:	840.00
	TOTAL:	2,940.00

13-02-216-010-0000 | 20150801614584 | 2-093-696-896


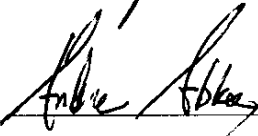
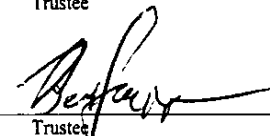
FOR USE IN: ALL STATES
Page 1 of 2

Y
S
P
S
S
INTL
4

UNOFFICIAL COPY

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.


 _____ Trustee

 _____ Trustee

 _____ Trustee

STATE OF _____)
) SS
 COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ADRIAN ABLAO BONIFACIO, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

*See attachment
for notarization*

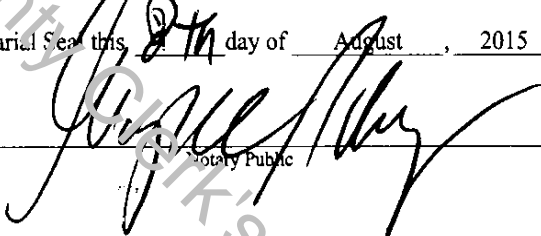
Given under my hand and Notarial Seal this _____ day of August, 2015.

Notary Public

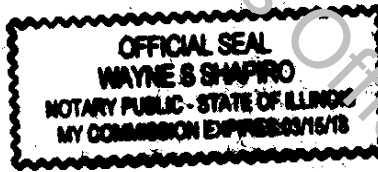
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ANDRE ABLAO BONIFACIO, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 24th day of August, 2015.



 Notary Public



UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)

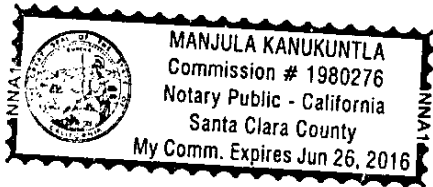
On 6th August 2015 before me, Manjula Kanukuntla, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Adrian Ablao Bonifacio
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Manjula Kanukuntla
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Trustee's Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 13-02-216-010-0000

Property Address:

6029 N. BERNARD ST.
CHICAGO, IL 60659

Legal Description:

LOT 20 IN BLOCK 2 IN OLIVER SALINGER AND COMPANY'S 5TH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4, SOUTH OF THE INDIAN BOUNDARY LINE, OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office