

UNOFFICIAL COPY



17306130150

After Recording Return to:
Michael Hric, P.A.
1800 2nd Street, Suite 920
Sarasota, Florida 34236

Doc# 1730613015 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2017 11:04 AM PG: 1 OF 5

~~PARCEL ID#: 412022427016~~

WARRANTY DEED

THIS INDENTURE is made this 12th day of February, 2016, by and between **MARY FRANCES SCHAFFER**, a single person, presently of 1250 N. Portofino Drive, #101, Sarasota, Florida 34242 (hereinafter referred to as "Grantor"), and **MARY FRANCES SCHAFFER**, as **Trustee of The Revocable Trust Agreement of Mary Frances Schaffer dated February 12, 2016** and (hereinafter referred to as "Trustee" or "Grantee"), whose address is 1250 N. Portofino Drive, #101, Sarasota, Florida 34242.

WITNESSETH, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the Trustee the Grantor's entire right, title to the following described property situated in Cook County, Illinois to wit:

PIN: 14-33-124-050-1020

SEE EXHIBIT "A" ATTACHED HERETO

NOTE TO PROPERTY APPRAISER

The Grantee, as Trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber and to otherwise manage and dispose of said real property as provided under law and in the above referenced Trust Agreement.

SUBJECT TO the real estate taxes and assessments for the current year and subsequent years and covenants, conditions, reservations, limitations, mortgages and restrictions of record and to all applicable zoning ordinances and/or restrictions and prohibitions by governmental authorities, if any.

TOGETHER with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto belonging or is any way appertaining.

NO TITLE EXAMINATION HAS BEEN MADE BY THE DOCUMENT PREPARER IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT. SAID

UNOFFICIAL COPY

NO TITLE EXAMINATION HAS BEEN MADE BY THE DOCUMENT PREPARER IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT. SAID DOCUMENT PREPARER MAKES NO REPRESENTATIONS REGARDING THE ACCURACY OF SAID LEGAL DESCRIPTION OR THE VALIDITY OF TITLE.

THE GRANTOR HEREBY represents and affirms that neither of the above real property nor any contiguous real property is the homestead of the Grantor, the spouse of the Grantor or a member of the immediate family of the Grantor or the spouse of the Grantor.

AND GRANTOR HEREBY covenants with Trustee that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; and that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written

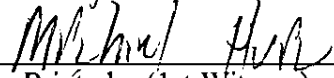
Signed, sealed and delivered
in our presence:




Name Written - (1st Witness)

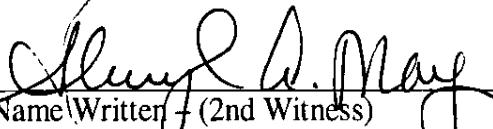


MARY FRANCES SCHAFFER



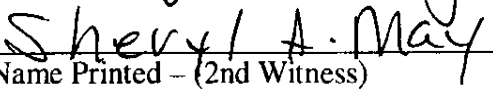
Name Printed - (1st Witness)

REAL ESTATE TRANSFER TAX		02-Nov-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*



Name Written - (2nd Witness)



14-33-124-050-1020 | 20171001644929 | 1-296-711-616



Name Printed - (2nd Witness)

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

Name Written - (2nd Witness)

REAL ESTATE TRANSFER TAX		02-Nov-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

Name Printed - (2nd Witness)

14-33-124-050-1020 | 20171001644929 | 1-842-778-144

UNOFFICIAL COPY

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this 12th day of February, 2016, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared MARY FRANCES SCHAFFER, a single person, [] to me personally known to be the person, or [] who produced _____ as identification, described in and who executed the foregoing Warranty Deed Into Trust and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.



Michael Hric

NOTARY PUBLIC
Name Printed: Michael Hric
My Commission Expires: 7/21/2019
Commission Number: FF 902015

**THIS INSTRUMENT WAS PREPARED
WITHOUT TITLE EXAMINATION BY:
Michael Hric, P.A.
1800 2nd Street, Suite 920
Sarasota, Florida 34236**

Mail Tax Bill To:
David Schaffer
639 Brookside Lane
Frankfort, IL 60423

UNOFFICIAL COPY

EXHIBIT A

UNIT 402 IN THE 401 WEBSTER CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, (HEREINAFTER REFERRED TO AS PARCEL):

LOTS 1 AND 2 IN THE RESUBDIVISION OF LOT 1 IN THE SUBDIVISION OF BLOCK 21 IN CANAL TRUSTEES' SUBDIVISION OF PARTS OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT 188.25 FEET BY 366 FEET IN THE NORTH WEST CORNER THEREOF); WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO ~~DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22688725,~~ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s): 14-33-124-050-1020

Address(es) of Real Estate: 401 West Webster, Unit 402, Chicago, IL 60614

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: 9 | 21 | 2017

SIGNATURE: *Mary Frances Schaffer*
GRANTOR or AGENT

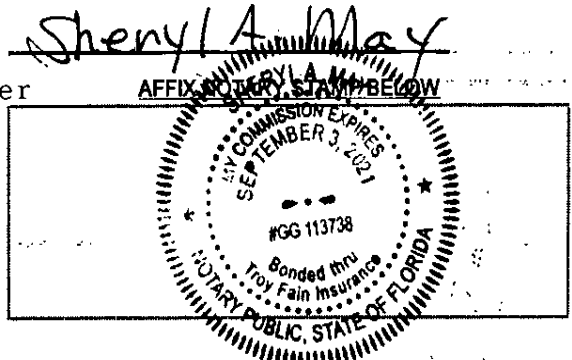
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Mary Frances Schaffer

On this date of: 9 | 21 | 2017

NOTARY SIGNATURE: *Sheryl A. May*



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: 9 | 21 | 2017

SIGNATURE: *Mary Frances Schaffer*
GRANTEE or AGENT

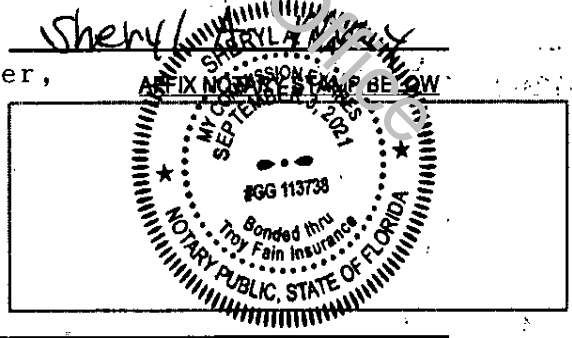
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Mary Frances Schaffer, as Trustee

On this date of: 9 | 21 | 2017

NOTARY SIGNATURE: *Sheryl A. May*



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))