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Doc# 1822710053 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2018 02:51 PM PG: 1 OF 4

1/1

180406301142

WARRANTY DEED IN TRUST

MAIL TO:

Donna Nelson

124 Day St. 307

Bloomington, IL 60108

NAME & ADDRESS OF TAXPAYER :

Donna Nelson

124 Day St. 307

Bloomington, IL 60108

RECORDER'S STAMP

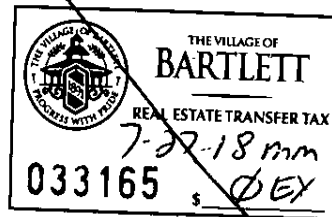
THE GRANTOR(S) Donna Nelson an Unmarried Woman of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Donna Nelson as Trustee of the Donna Nelson Declaration of Trust Dated March 2, 2018 of 124 Day St. Bloomington, IL 60108 in the County of DuPage in the State of Illinois, TO HAVE AND TO HOLD the following described real estate, in fee simple:

UNIT 4-A-2-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HEARTHWOOD FARMS CONDOMINIUM PHASE 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26083807 AS AMENDED FROM TIME TO TIME IN THE SOUTHEAST 1/4 OF SECTION 35 TOWNSHIP 41 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Permanent Tax No: 06-35-400-117-1177

Known As: 745 Candleridge Ct. Unit 2A Bartlett, IL 60103

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



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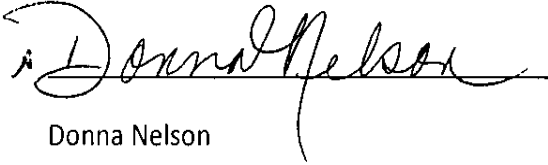
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4GG
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Y
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Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL. 60606-4650
Recording Department

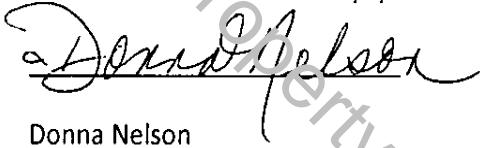
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SUBJECT TO: (1) Real estate taxes for the year 2017 and subsequent years; (2) Building lines, covenants, conditions, restrictions and easements of record; (3) All applicable zoning laws and ordinances.

Dated: 3-2-18


Donna Nelson

I Donna Nelson trustee of The Donna Nelson Trust dated 3/2/18 Accept this property on behalf of the Donna Nelson Trust dated 3/2/18


Donna Nelson

STATE OF: IL)

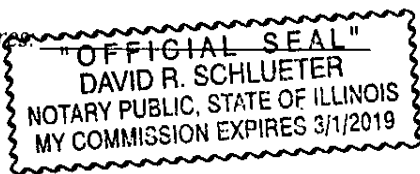
) SS.

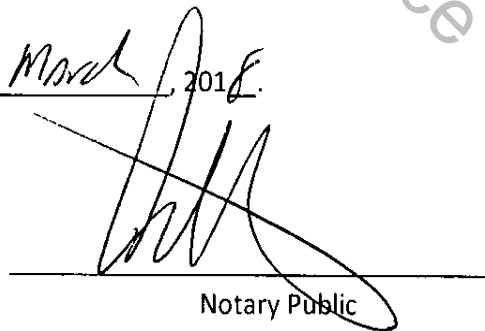
COUNTY OF: DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donna Nelson personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 2nd day of March, 2018.

Commission expires:




Notary Public

County/State:

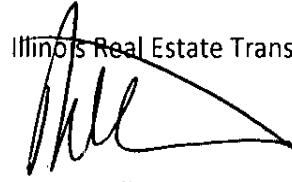
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Municipal Transfer Stamp (If Required)

NAME AND ADDRESS OF PREPARER:

David Schlueter
Law Offices of David R. Schlueter Ltd.
401 West Irving Park Rd.
Itasca, IL 60143

EXEMPT under provisions of
paragraph 4(e) of the
Illinois Real Estate Transfer Act.



Buyer, Seller or Representative

Date: 3/2/18

**This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020).

Property of Cook County Clerk's Office

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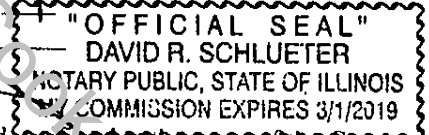
STATEMENT BY GRANTOR AND GRANTEE

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.

Dated 3/2, 2018

Signature: *Donald Nelson*
Grantor or Agent

Subscribed and sworn to before me
by the said *Donald Nelson*
this 2 day of March, 2018
Notary Public *[Signature]*

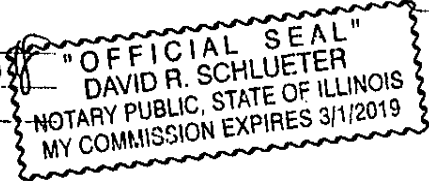


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 3/2, 2018

Signature: *Donald Nelson*
Grantee or Agent

Subscribed and sworn to before me
By the said *Donald Nelson*
This 2 day of March, 2018
Notary Public *[Signature]*



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.)