

UNOFFICIAL COPY

SPECIAL WARRANTY
DEED IN TRUST

Doc#: 2028207047 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/08/2020 09:10 AM Pg: 1 of 5

THE GRANTOR(S)

Monica Bruno,
a single woman

Dec ID 20200701621410

City Stamp 0-381-188-832

Address(es) of Grantor(s):
1344 W. Altgeld Street, Unit
117, Chicago, IL 60614

Above Space for Recorder's Use Only

of the County of Cook and State of Illinois for and in consideration of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** consideration, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **WARRANTS** an undivided interest to:

Monica Bruno, Trustee, or her successors in interest, of the Monica Bruno Trust dated July 2, 2020, and any amendments thereto

(address of Grantee: 1344 W. Altgeld Street, Unit 117, Chicago, IL 60614).

All interest in the following described real estate together with the tenements and appurtenances thereunto belonging (collectively the "Property") situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 2510 N. Wayne Avenue, Unit 117, Chicago, IL 60614
(a/k/a 1344 W. Altgeld Street Unit 117, Chicago, IL 60614)

Permanent Index Number(s): 14-29-314-048-1017 (Unit 117) and 14-29-314-048-1060 (P-19 Parking Space)

And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.


Subject, however, to the general taxes for the year of 2019 and thereafter, to all instruments, covenants, restrictions conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any acts or exceptions which an accurate survey or inspection of the above described Property would show.

With full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate on the same manner as a person owning it in fee simple and without any trust.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
2 of 35 ILCS 200/31-45,

REAL ESTATE TRANSFER ACT

DATE: July 2, 2020


Signature of Buyer, Seller or Representative

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EXHIBIT A

Unit 117 and Unit P-19 together with its undivided interest in the common elements in wheelworks condominium as delineated and defined in Declaration recorded as Document 85-175306 in County Clerk's division of block 43, lying west of the east line of Ward street extended and east of the west 124.0425 feet of said lot 13 in Shedfield's Addition to Chicago in Section 29, Township 40 North, Range 14, east of the third principal meridian, in Cook County, Illinois.

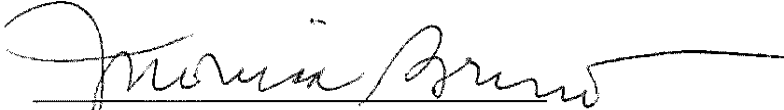
Property of Cook County Clerk's Office

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ATTACHMENT TO THE DEED

ACCEPTANCE BY GRANTEE/TRUSTEES:

I, Monica Bruno, as Trustee of the Monica Bruno Trust dated July 2, 2020, hereby accept the conveyance of the property described in this instrument to said Trust.

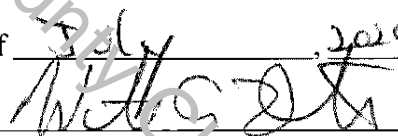


Monica Bruno, Trustee

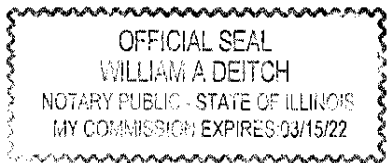
Date: July 2, 2020

State of **Illinois**)
) ss
County of **DuPage**)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Monica Bruno, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument as Trustee, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of July, 2020.
Commission expires March 15, 2022 
NOTARY PUBLIC

(SEAL)



Clerk's Office

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STATEMENT OF GRANTOR/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 8/20/20 Signature: *[Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 20 day of August
2020
Notary Public *[Signature]*



The grantee 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 8/20/20 Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 20 day of August
2020
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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.