

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THE GRANTOR(S), **THERESA K. DANIELLO**, an unmarried person, of 271 E Railroad Ave., Unit 205, Bartlett, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the following GRANTEE(S):

THERESA K. DANIELLO, Trustee, under the **THERESA K. DANIELLO LIVING TRUST**, dated May 9, 2005, of 271 E Railroad Ave., Unit 205, Bartlett, County of Cook, State of Illinois,



Doc# 2117919009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/28/2021 10:04 AM PG: 1 OF 4

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 205 IN THE BARTLETT TOWN CENTER BUILDING 2 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7 AND 10 IN BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0534927025 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES 25 AND 26 AND STORAGE SPACE J, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0534927025.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION EASEMENTS AND COVENANTS AND MAINTENANCE AGREEMENT FOR BARTLETT TOWN CENTER RECORDED AS DOCUMENT NUMBER 0431427069.

Property Address: 271 E Railroad Ave., Unit 205, Bartlett, IL 60103

Property Index Number: 06-35-315-070-1013

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trust(s) and for the uses and purposes herein and in the trust agreement(s) set forth.

Full power and authority is hereby granted to said Trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in the Trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect; (b) that such conveyance or

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other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

And the said grantor(s) hereby expressly waive(s) and releases(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.

GRANTOR(S):

The undersigned Grantor(s) signed this Warranty Deed in Trust on April 28, 2021 (date).

Theresa K. Daniello (Seal)
THERESA K. DANIELLO

ACCEPTANCE BY GRANTEE(S):

The undersigned Grantee(s) accepted this Warranty Deed in Trust on April 28, 2021 (date).

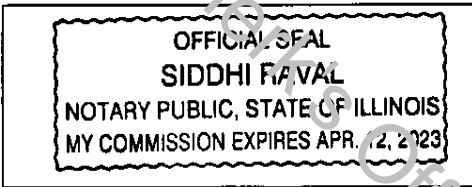
Theresa K. Daniello (Seal)
THERESA K. DANIELLO, Trustee
THERESA K. DANIELLO LIVING TRUST, dated May 9, 2006

State of IL
County of DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THERESA K. DANIELLO, grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, on 28th April 2021 (date).

Siddhi Raval
Notary Public

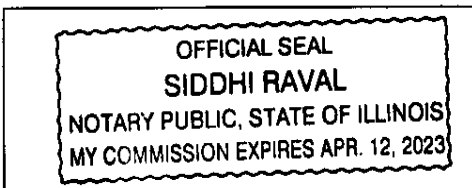


State of IL
County of DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THERESA K. DANIELLO, grantee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 notarial seal, on 28th April 2021 (date).

Siddhi Raval
Notary Public



REAL ESTATE TRANSFER TAX		28-Jun-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
06-35-315-070-1013 20210601679217 1-143-035-152		

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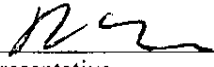
This instrument prepared by: Theodore D. Kuczek, Kuczek & Associates, Post Office Box 208, Deerfield, IL 60015

Mail this recorded document to: Theodore D. Kuczek, Kuczek & Associates, Post Office Box 208, Deerfield, IL 60015

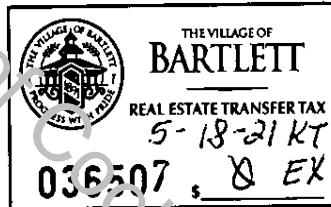
Grantee's address: Terry Daniello, 271 E Railroad Ave., Unit 205, Bartlett, IL 60103-4483

Mail future tax bills to: Terry Daniello, 271 E Railroad Ave., Unit 205, Bartlett, IL 60103-4483

"Exempt under provisions of paragraph (e) of 35 ILCS
200/31-45 Real Estate Transfer Tax Law."

5-14-2021 

Date Representative



Property of Cook County Clerk's Office

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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: 4 | 28 | 2021

SIGNATURE: Theresa K. Daniello
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: Siddhi Raval

By the said (Name of Grantor): THERESA K. DANIELLO

AFFIX NOTARY STAMP BELOW

On this date of: 04 | 28 | 2021

NOTARY SIGNATURE: Siddhi Raval



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: 4 | 28 | 2021

SIGNATURE: Theresa K. Daniello
GRANTEE or AGENT

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

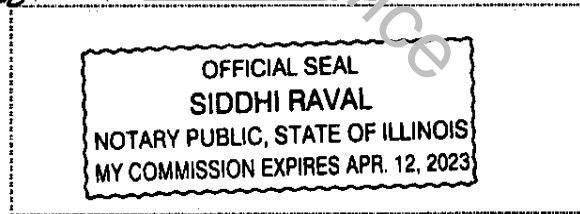
Subscribed and sworn to before me, Name of Notary Public: Siddhi Raval

By the said (Name of Grantee): THERESA K. DANIELLO

AFFIX NOTARY STAMP BELOW

On this date of: 04 | 28 | 2021

NOTARY SIGNATURE: Siddhi Raval



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)