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Doc#: 2205939060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/28/2022 08:37 AM Pg: 1 of 5

Dec ID 20220201635250

City Stamp 0-369-342-864

This document prepared by:
Michael G. Milliman, Esq.
DELOOF | DEYER | EBY
MILLIMAN & ISSA, PLLC
150 S. Wacker Dr., 24th Floor
Chicago, IL 60606
NO TITLE OPINION
RENDERED.

Mail Tax Statements and
After Accounting Return to:
STEPHEN LIUZZA and
LAUREN SAVARY
1124 W. Wellington Ave.,
Unit 206, Chicago, IL 60657

Space for Recorder's Use Only

WARRANTY DEED IN TRUST

THE GRANTORS, STEPHEN LIUZZA and LAUREN SAVARY, husband and wife, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety, of the City of Chicago, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and Other Valuable Consideration in hand paid, conveys and warrants to STEPHEN LIUZZA, as Trustee of the STEPHEN LIUZZA TRUST, created on February 24, 2022, and all and every Successor Trustee or Trustees, an undivided one-half interest; and LAUREN SAVARY, as Trustee of the LAUREN SAVARY TRUST, created on February 24, 2022, and all and every Successor Trustee or Trustees, an undivided one-half interest the beneficial interests of said trusts being held by STEPHEN LIUZZA and LAUREN SAVARY, as Tenants by the Entirety of 1124 W. Wellington Ave., Unit 206, Chicago, IL 60657, in the following described Real Estate situated in the City of Chicago, County of Cook in the State of Illinois, to-wit:

See Attached Exhibit A.

Permanent Index No.: 14-29-208-055-1018

Property Address: 1124 W. Wellington Ave., Unit 206, Chicago, IL 60657

to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to the Trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless a grantee has actual knowledge that the conveyance is a violation of the trusts.

In no case shall any party dealing with the Trustees or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of said trusts; and every deed, mortgage, lease, or other instrument executed by the Trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trusts were in full force and effect (b) that such conveyance or other instrument was executed in

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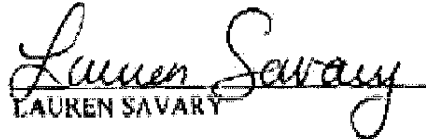
accordance with the trusts, conditions, and limitations contained in the trusts or in some amendment thereof and binding on all beneficiaries thereunder; (c) that the Trustees were duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the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

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

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.

Date: February 24, 2022

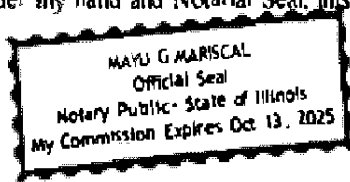

STEPHEN LIUZZA


LAUREN SAVARY

STATE OF ILLINOIS)
COUNTY OF COOK)

The undersigned, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that STEPHEN LIUZZA and LAUREN SAVARY, each in their own right, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth.

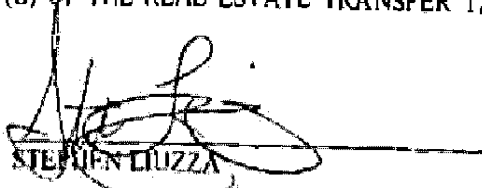
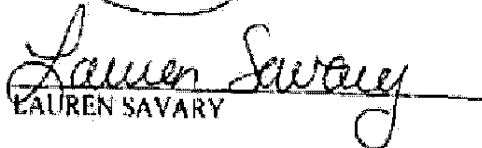
Given under my hand and Notarial Seal, this February 24, 2022.




NOTARY PUBLIC

EXEMPT UNDER PROVISIONS OF SECTION 31-45(E) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(E).

Date: February 24, 2022


STEPHEN LIUZZA

LAUREN SAVARY

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EXHIBIT A
(Legal Description)

The following described Real Estate situated in the City of Chicago, County of Cook in the State of Illinois, to-wit:

UNIT 206 IN THE CLIFTON CROSSING CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 75 AND 76 IN JOHN P. ATGELD'S SUBDIVISION OF BLOCK 6 AND 7 IN THE SUBDIVISION OF BLOCKS 2 AND 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634615075, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 14-29-208-055-1018


Property Address: 1124 W. Wellington Ave., Unit 206, Chicago, IL 60657

Property of Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX	25-Feb-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-29-208-055-1018 | 20220201635250 | 0-369-342-864

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

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 02/24/2022

SIGNATURE: *Lauren Savary*
GRANTOR or AGENT

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

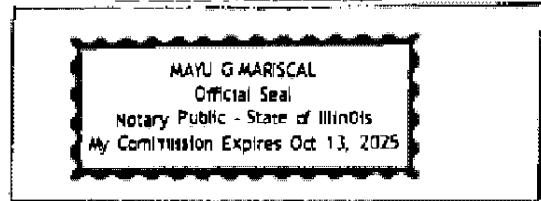
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor), Lauren Savary

On this date of: 02/24/2022

NOTARY SIGNATURE: *Megan G Mail*

AFIX NOTARY STAMP BELOW



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 title to real estate under the laws of the State of Illinois.

DATED: 02/24/2022

SIGNATURE: *Lauren Savary*
GRANTEE or AGENT

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

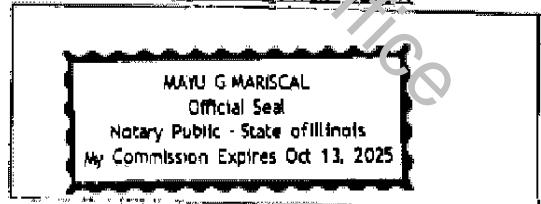
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee), Lauren Savary

On this date of: 02/24/2022

NOTARY SIGNATURE: *Megan G Mail*

AFIX NOTARY STAMP BELOW



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**