



CHICAGO: 0.00
 STA: 0.00
 TOTAL: 0.00 *

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13-36-320-021-0000 | 20220301648122 | 1-455-181-200

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

Doc#: 2207655133 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/17/2022 03:49 PM Pg: 1 of 3

Dec ID 20220301648122

City Stamp 1-455-181-200

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 4th day of August, 2020, between Allen Maniscalco and Catherine R. Barnhart, husband and wife, whose mailing address is 1726 N. Richmond Street, Chicago, IL 60647 ("Grantor") and the Allen Maniscalco and Catherine Barnhart Trust, dated Aug. 4, 2020, as may be amended, Allen Maniscalco and Catherine Barnhart, Trustees, whose mailing address is 1726 N. Richmond Street, Chicago, IL 60647 ("Grantee")

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents do CONVEY and WARRANT unto Grantee and to Grantee's successors and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to-wit:

THE SOUTH HALF OF LOT 5 IN BLOCK 12 IN HANSBROUGH AND HESS SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-36-320-021-0000

PROPERTY ADDRESS: 1726 N. Richmond Street, Chicago, Illinois 60647

SUBJECT TO: (1) General real estate taxes now due and payable; (2) Covenants, conditions and restrictions of record; (3) Public and utility easements and building lines; (4) Governmental taxes or assessments for improvements not yet completed.

This property is not a homestead property with respect to the grantors and is not subject to the Homestead Exemption laws of the State of Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee and Grantee's successors and assigns forever.

And Grantor, for themselves and their heirs and assigns, does covenant, promise and agree, to and with Grantee and Grantee's successors and assigns that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except the encumbrances and restrictions of

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record; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under them, they WILL WARRANT AND DEFEND.

In Witness Whereof, the Grantor has executed these presents the day and year first above written.

Allen Maniscalco

Allen Maniscalco, Grantor

Catherine Barnhart

Catherine Barnhart, Grantor

Allen Maniscalco and Catherine Barnhart Trust, dated August 4, 2020, as may be amended, Grantee

Allen Maniscalco

Allen Maniscalco, Trustee

Catherine Barnhart

Catherine Barnhart, Trustee

Property of Cook County

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Allen Maniscalco and Catherine Barnhart, personally known to me to be the same persons whose names 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.

Given under my hand and notarial seal, this 4th Day of August, 2020

Carrie F Keller
Notary Public



My commission expires: August 4, 2024

Exempt under the provisions of Paragraph e, Section 200/31-45 of the Real Estate Transfer Tax Act.

Dated this 4th day of August, 2020

[Signature]
Buyer, Seller or Representative

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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: Feb 7, 20 22

SIGNATURE: Meredith P. Murphy
GRANTOR or AGENT, Meredith P. Murphy

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: Allen Maniscalco and

Ann M. Wills

By the said (Name of Grantor): Catherine R. Barnhart

AFFIX NOTARY STAMP BELOW

On this date of: Feb 7, 20 22

NOTARY SIGNATURE: Ann M. Wills

ANN M. WILLS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: October 13, 2025
Commission Number: 13468843

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: Feb 7, 20 22

SIGNATURE: Meredith P. Murphy
GRANTEE or AGENT, Meredith P. Murphy

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: Allen Maniscalco and

Ann M. Wills

By the said (Name of Grantee): Catherine Barnhart Trust

AFFIX NOTARY STAMP BELOW

On this date of: Feb 7, 20 22

NOTARY SIGNATURE: Ann M. Wills

ANN M. WILLS
Notary Public - Notary Seal
State of Missouri
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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)**