

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 1605349068 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/22/2016 09:37 AM Pg: 1 of 2

ILLINOIS

Dec ID 20160201671011
ST/CO Stamp 1-681-574-464 ST Tax \$190.00 CO Tax \$95.00

Above Space for Recorder's Use Only

This AGREEMENT between Grantor, Diane Paradiso, as Successor Trustee of the DeDore Family Trust dated November 4, 2010 of the Village of Bridgeview, County of Cook, State of Illinois and Grantees, Jennifer Cano and Nicholas Garcia as Joint Tenants of 9401 S. Melvina Avenue, Oak Lawn, Illinois. WITNESSES: The Grantor in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor(s) hereunto enabling, does hereby CONVEY and QUITCLAIM unto the Grantees in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit:

Legal Description: see page 2
Address of Real Estate: 7247 S. Thomas Avenue, Bridgeview, IL 60455
Permanent Real Estate Index Number: 18-25-208-017-0000

together with the tenements, hereditament and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO: General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

The date of this deed of conveyance is 02/18/2016.

** Wife and Husband*

Diane Paradiso
Diane Paradiso, Successor Trustee as aforesaid

not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety.

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 Diane Paradiso, 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, as such trustee, for the uses and purposes therein set forth.



Given under my hand and official seal 02/18/2016.

[Signature]
NOTARY PUBLIC

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FIDELITY NATIONAL TITLE

0216001163
Polickey 102

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:

7247 S Thomas Ave
Bridgeview, Illinois 60455-1153

Legal Description:

LOT 3 OF DOWNS AND DEFAZIO'S SUBDIVISION OF LOT 4 IN BLOCK 6 IN FRED'K H. BARTLETT'S 71ST STREET SUBDIVISION OF THE EAST 60 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX

19-Feb-2016

COUNTY: 95.00

ILLINOIS: 190.00

TOTAL: 285.00

18-25-208-017-0000

20160201671011

1-681-574-464

This instrument was prepared by
Andrew J. Kutsulis, Jr.
Schussler & Kutsulis, Ltd.
9631 West 153rd Street Ste 35
Orland Park, IL 60462

Send subsequent tax bills to:
Jennifer Cano
Nicholas Garcia
7247 S. Thomas Avenue
Bridgeview, Illinois 60455

Recorder-mail recorded document to:
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Attorney at Law
6808 W. Archer Ave
Chicago, Illinois 60638