


# UNOFFICIAL COPY

Prepared By and After Recording Return to:

77135  
JOSE JUAN ALVAREZ  
8966 W. GRAND AVE.  
RIVER GROVE, IL 60171

 *16328190650*
Doc# 1632819065 Fee \$64.00
PHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 11/23/2016 12:03 PM PG: 1 OF 3

Send Tax Statements to Grantee (Name and Address:)

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## WARRANTY DEED (Fiduciary)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

MICHAEL A. DE FRANCESCO, \*FRANCO DE FRANCESCO, AS TRUSTEE OF THE FRANCO DE FRANCESCO TRUST DATED JANUARY 12, 2004 AND NICK D'ATTOMO AS TRUSTEE OF THE NICK D'ATTOMO TRUST DATED OCTOBER 2, 2008

\* A married man

as

Grantors, by the power conferred upon them by said trusts, and the laws of the State of Illinois does hereby CONVEY AND WARRANT unto JOSE JUAN ALVAREZ, \*\* an individual or, \*\* ZAVALA hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Cook, City of River Grove, State of Illinois, to-wit:

LEGAL DESCRIPTION:

LOT 5 AND 6 IN BLOCK 4 IN WALTER G. MCINTOSH COMPANY'S RIVER PARK ADDITION, A SUBDIVISION OF PART OF FRACTIONAL SECTIONS 27 AND 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1925 AS DOCUMENT NUMBER 8948974 IN COOK COUNTY, ILLINOIS

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

CORDREVIEW: 

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SUBJECT TO: General real estate taxes for 2007 and subsequent years; Covenants, conditions and restrictions of record; Private, public and utility easements; roads and Highways; Party wall rights and agreements; Existing leases and tenancies; Special government taxes and assessment for improvements not yet completed; unconfirmed special government taxes and assessments; building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances.

Common Address: 8966 W. Grand Ave, River Grove, Illinois 60171

Property Index Number: 12-27-224-027

**TO HAVE AND TO HOLD** to said **GRANTEE(s)** forever.

And Grantors do for herself and himself in their capacities as trustees covenant with the said grantee, their heirs, personal representatives and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they, in their representative capacity, shall warrant and defend the same to the said grantee(s), their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have hereunto set their hands this 11TH DAY OF OCTOBER, 2016.

(X) *Michael A. De Francesco*

Michael A. De Francesco

(X) *Franco De Francesco* as Trustee

Franco De Francesco, as Trustee of the Franco De Francesco Trust dated 1/12/04

(X) *Nick D'Attomo* AS TRUSTEE

NICK D'ATTOMO AS TRUSTEE OF THE NICK D'ATTOMO TRUST DATED OCTOBER 2, 2008.

(X) \_\_\_\_\_

STATE OF ILLINOIS )

COUNTY OF COOK )

SS

REAL ESTATE TRANSFER TAX

13-Oct-2016



COUNTY:	265.00
ILLINOIS:	530.00
TOTAL:	795.00

12-27-224-027-0000

20161001668748 | 1-073-286-976

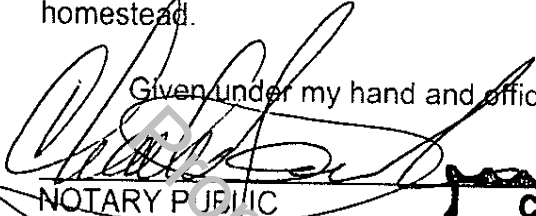
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that: Michael A. DE FRANCESCO, Franco De Francesco and Nick D'Attomo

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MICHAEL DE FRANCESCO, NICK D'ATTOMO AS TRUSTEE OF THE NICK D'ATTOMO TRUST DATED OCTOBER 2, 2008, AND FRANCO DE FRANCESCO AS TRUSTEE OF THE FRANCO DE FRANCESCO TRUST DATED JANUARY 12, 2004

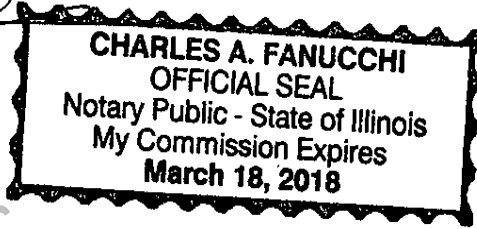
personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11TH day of OCTOBER, 2016



NOTARY PUBLIC

My commission expires:



№ J03684

11-17-16 *AK*

Approved

Property of Cook County Clerk's Office