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THIS DOCUMENT WAS
PREPARED BY:

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Karen A. Yarbrough
Cook County Clerk
Date: 04/21/2022 11:58 AM Pg: 1 of 4

Dec ID 20220401685014
ST/CO Stamp 1-784-601-488 ST Tax \$2,025.00 CO Tax \$1,012.50
City Stamp 1-094-966-160 City Tax: \$21,262.50

Chicago Title

Doc# 25445717

WARRANTY DEED

THIS INDENTURE is made as of this 11th day of April, 2022 by and between **Nicholas J. Torres, as Trustee of the Nicholas J. Torres Trust dated January 28, 2015, as to an undivided 1/2 interest; and Debora A. Torres, as Trustee of the Debora A. Torres Trust dated January 28, 2015 as to an undivided 1/2 interest**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Charles-Etienne Guy Gervais Visconti and Margot Erin Visconti and Charles-Etienne Guy Gervais Visconti as Trustee's of the Margot Visconti Trust Dated 07/26/19** (collectively, the "Grantees").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Tax Number: 17-08-336-042-0000
Address of Real Estate: 25 North Ada Street, Chicago, IL 60607

SIGNATURE PAGE FOLLOWS

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 11th day of April, 2022.

Nicholas Torres
Nicholas J. Torres, Trustee

NICHOLAS J. TORRES AND
DEBORA A. TORRES ~~AS~~ AS,
CO-TRUSTEES OF THE
NICHOLAS J. TORRES TRUST

Debora A. Torres
Debora A. Torres, Trustee

DEBORA A. TORRES AND
NICHOLAS J. TORRES,
AS CO-TRUSTEES OF
THE DEBORA A.
TORRES TRUST

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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 Nicholas J. Torres, Trustee and Debora A. Torres, Trustee, 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 this 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.

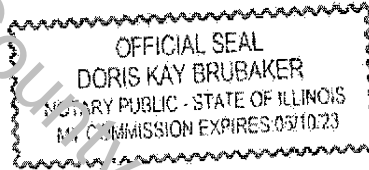
GIVEN under my hand and official seal, this 11th day of April, 2022.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

CHARLY & MARGOT VISCONTI
15 N ADA ST
CHICAGO, IL 60607



After Recording Return To:

CHARLY & MARGOT VISCONTI
15 N ADA ST
CHICAGO, IL 60607

Clerk's Office

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EXHIBIT A

Legal Description

LOT 11 (EXCEPT THE EAST 5 FEET OF SAID LOT) IN EASTMAN'S SUBDIVISION OF THE NORTH 460.25 FEET OF THE SOUTH 490.25 FEET OF LOT 8 AND OF THAT PART OF LOT 7 LYING EAST OF THE WEST 466 FEET IN CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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