

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

UNOFFICIAL COPY

766292 1/4  
Warranty Deed



Doc# 2216546038 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/14/2022 01:04 PM PG: 1 OF 4

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Joseph P. Esposito and Maria T. Esposito, husband and wife, of 2943 Downing Ave., Westchester, IL 60154, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Tran Bao and Tram Bao Tran, of 1352 W. Taylor Street #2F, Chicago, IL 60607, in joint tenancy, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 15-29 41 -052-0000 Address(es) of Real Estate: 2943 Downing Ave., Westchester, IL 60154

6/7/2022  
**TRANSFER STAMP**  
Certification of Compliance  
Village of Westchester, Illinois

The date of this deed of conveyance is 5/31, 2022.

Joseph P. Esposito

Maria T. Esposito

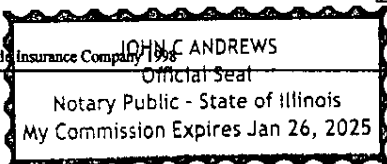
State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph P. Esposito and Maria T. Esposito, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here) 1/26/2025 Given under my hand and official seal this 31 day of May, 2022.

Notary Public

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By Titor Title Insurance Company



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## LEGAL DESCRIPTION

For the premises commonly known as: **2943 Downing Ave., Westchester, IL 60154**

See Legal Attached.

Property of Cook County Clerk's Office

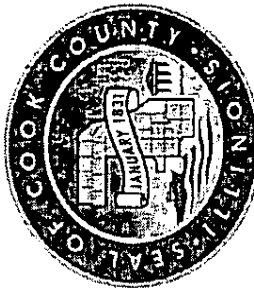
COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

<p>This instrument was prepared by:</p> <p>Michael A. Angileri, Esq. 1450 Plainfield Rd. Ste. 1 Darien, IL 60561</p>	<p>Send subsequent tax bills to:</p> <p>Tran Bao and Tram Bao Tran 2943 Downing Ave. Westchester, IL 60154</p>	<p>Recorder-mail recorded document to:</p> <p><del>Tran Bao and Tram Bao Tran</del> <del>2943 Downing Ave.</del> <del>Westchester, IL 60154</del> John F. Etzkorn 1632 W. Touhy Ave Chicago IL 60626</p>
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**REAL ESTATE TRANSFER TAX**

09-Jun-2022



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

177.50  
355.00  
532.50

15-29-411-052-0000

20220501630712

0-775-9666-8000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

File No: 766292

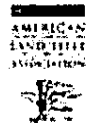
## EXHIBIT "A"

THE NORTH 15 FEET OF LOT 23, ALL OF LOT 24 AND THE SOUTH 2 FEET OF LOT 25, ALSO THE WEST 1/2 OF VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS IN BLOCK 9 IN WESTCHESTER HIGHLANDS, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 15-29-411-052-0000

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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*Commitment for Title Insurance (8-1-2016)*