

UNOFFICIAL COPY

Doc#. 2218221109 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/01/2022 07:21 AM Pg: 1 of 2

Dec ID 20220601660849
ST/CO Stamp 0-195-811-408 ST Tax \$582.50 CO Tax \$291.25
City Stamp 2-119-882-832 City Tax: \$6,116.25

This instrument was prepared by:

**Kori M. Bazanos
Bazanos Law P.C.
20 North Clark St., Ste. 3300
Chicago, Illinois 60602**

And after recording should be mailed to:

**TIM LAVERY and MELANIE GARRETT
5428 W. WARWICK AVE.,
CHICAGO, IL 60641**

FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

This Indenture, made this 26th day of June, 2022, between J. Eric Marotta, Settlor, Trustee and Beneficiary, of the J. Eric Marotta Trust dated September 1, 2010 and Natalie K. Marotta, Settlor, Trustee and Beneficiary, of the Natalie K. Marotta Trust dated December 9, 2020, 5428 W Warwick Ave., Chicago, IL 60641, parties of the first part, and Melanie Garrett and Timothy A. Lavery, married to each other, 1106 N Mozart Unit 1, Chicago, IL 60622, as Tenants By the Entirety, party of the second part.

Witnesseth, that said party of the first part, in consideration of the sum of ten dollars, and other good and valuable considerations in hand paid, does hereby convey and warrants unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lot 7 in A. Radosta's Resubdivision of Lots 5 to 24 inclusive in Block 5, also Lots 1 to 12 inclusive in Block 6 in David L. Franks Subdivision of Lot 1 in the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 13-21-117-030-0000

Commonly known as: 5428 W Warwick Ave., Chicago, IL 60641

together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustees by the terms of said deed or deeds in trust delivered to said trustees in

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pursuance of the trust agreements above mentioned.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these present by J. Eric Marotta, Settlor, Trustee and Beneficiary, of the J. Eric Marotta Trust dated September 1, 2010 and Natalie K. Marotta, Settlor, Trustee and Beneficiary, of the Natalie K. Marotta Trust dated December 9, 2020, the day and year first written.

DATED this 26 day of June, 2022

As Trustee as Aforesaid
J. Eric Marotta, Settlor, Trustee and Beneficiary of the J. Eric Marotta Trust dated September 1, 2010
 J. Eric Marotta, Settlor, Trustee and Beneficiary, of the J. Eric Marotta Trust dated September 1, 2010
Natalie K. Marotta, Settlor, Trustee and Beneficiary of the Natalie K. Marotta Trust dated December 9, 2020
 Natalie K. Marotta, Settlor, Trustee and Beneficiary, of the Natalie K. Marotta Trust dated December 9, 2020

STATE OF ILLINOIS, COUNTY OF Cook, ss, I, the undersigned, a Notary Public in and for said County, in the States aforesaid, DO HEREBY CERTIFY that J. Eric Marotta, Settlor, Trustee and Beneficiary, of the J. Eric Marotta Trust dated September 1, 2010 and Natalie K. Marotta, Settlor, Trustee and Beneficiary, of the Natalie K. Marotta Trust dated December 9, 2020, 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 instrument as their free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 26 day of June, 2022.




[Signature]
 Notary Public



My commission expires Oct 3, 2022

Send Subsequent tax bills to:

Timothy A. Lavery
5428 W Warwick Ave.
Chicago, IL 60641

REAL ESTATE TRANSFER TAX		30-Jun-2022
	CHICAGO:	4,368.75
	CTA:	1,747.50
	TOTAL:	6,116.25 *

13-21-117-030-0000 | 20220601660849 | 2-119-882-832
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		30-Jun-2022
	COUNTY:	291.25
	ILLINOIS:	582.50
	TOTAL:	873.75

13-21-117-030-0000 | 20220601660849 | 0-195-811-408