

Doc#: 2230410068 Fee: \$98.00
 Karen A. Yarbrough
 Cook County Clerk
 Date: 10/31/2022 11:16 AM Pg: 1 of 3

**TRUSTEE'S DEED
 ILLINOIS**

Dec ID 20221001678035
 ST/CO Stamp 1-805-715-792 ST Tax \$295.00 CO Tax \$147.50
 City Stamp 0-629-049-680 City Tax: \$3,097.50

This instrument was prepared by:
 Mark J. Grotto, Esq.
 Grotto Law Offices, LLC
 655 W Irving Park Rd #811
 Chicago, Illinois 60613

THIS INDENTURE, made this 13 day of October, 2022 by **MICHAEL A. PAPRZYCA A/K/A MICHAEL R. PAPRZYCA**, AS SUCCESSOR TRUSTEE OF THE **DONNA M. BOGATITUS TRUST DATED JULY 17, 2020**, HEREINAFTER REFERRED TO AS GRANTOR, AND **GUADALUPE PASTENES AND MAURICIO PASTENES JR.**, hereinafter referred to as GRANTEEES:

WHEREAS, GRANTOR is the duly acting Successor Trustee of the **Donna M. Bogatitus Trust Dated July 17, 2020** with the full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREOFRE, the GRANTOR, not individually but as such Successor Trustee, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, does hereby GRANT, SELL, and CONVEY unto THE GRANTEEES **GUADALUPE PASTENES** and **MAURICIO PASTENES JR.**, wife and husband, of 4804 S Avers Ave, Chicago, IL, not as Joint Tenants nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LOT 43 (EXCEPT THE SOUTH 10 FEET THEREOF) AND LOT 44 (EXCEPT THE NORTH 5 FEET THEREOF) IN BLOCK 1 IN FREDERICK H. BARTLETT'S SECOND ADDITION TO BARTLETT'S HIGHLANDS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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

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Permanent Real Estate Index Number(s): 19-07-400-062-0000

Address of Real Estate: 5107 S Oak Park Ave, Chicago, IL 60638

SUBJECT TO the following, if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Successor Trustee, in and to the premises. **TO HAVE AND TO HOLD** said premises as husband and wife, not as joint tenants nor as tenants in common, but as tenants by the entirety forever.

*****ACKNOWLEDGEMENTS TO FOLLOW*****

Send subsequent tax bills to:

Guadalupe Pastenes
Mauricio Pastenes Jr.
5107 S Oak Park Ave
Chicago, IL 60638

Mail recorded document to:

Guadalupe Pastenes
Mauricio Pastenes Jr.
5107 S Oak Park Ave
Chicago, IL 60638

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IN WITNESS WHEREOF, GRANTOR, as Successor Trustee aforesaid, and not individually, has hereunto set his or her hand and seal this 13 day of October, 2022.

Michael A. Paprzyca, as Successor Trustee
of the Donna M. Bogatitus Trust Dated
July 17, 2020

State of ILLINOIS)
County of COOK) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Michael A. Paprzyca, 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.



Subscribed and sworn to before me
this 13 day of October, 2022.

Notary Public

Doma Insurance Agency of Illinois, Inc.
Commitment No.: 22-65431

PROVIDED TO COOK COUNTY CLERK'S OFFICE