

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2303033095 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2023 11:52 AM Pg: 1 of 2

Dec ID 20230101640594
ST/CO Stamp 1-889-544-016 ST Tax \$330.00 CO Tax \$165.00

THIS INSTRUMENT, made this 19th day of January, 2023, by the party of the first part, **Diana DiJulio**, as **Successor Trustee under THE MARY M. DIJULIO LIVING TRUST, DATED JANUARY 11, 1991** and any amendments thereto ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to the party of the second part, **Brenda Barron and Antonio Estrella** as Tenants by the Entirety ("Grantees"), their successors and assigns, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION:

LOT 13 IN BLOCK 5 IN 2ND ADDITION TO OAKSIDE, A SUBDIVISION OF PART OF LOTS 6, 7 AND 10 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WORTH TOWNSHIP IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 10609 Lockwood Avenue Oak Lawn, IL 60453

PROPERTY IDENTIFICATION NO: 24-16-117-013-0000

Chicago Title
22656079044LP
1 of 2

SUBJECT TO GENERAL REAL ESTATE TAXES AND SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND ANY OTHER MATTERS OF RECORD.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its heirs and assigns; the said Grantor hereby covenanting that it has seized and possessed of the said land and has a right to convey it, and that said premises are free and clear from any encumbrance done or suffered by the Grantor, and that Grantor shall and will **WARRANT AND DEFEND** the title to the premises unto the said Grantee, and to its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but none other.

Village of Oak Lawn	Real Estate Transfer Tax	\$1000	05121
Village of Oak Lawn	Real Estate Transfer Tax	\$500	06162
Village of Oak Lawn	Real Estate Transfer Tax	\$100	04210
Village of Oak Lawn	Real Estate Transfer Tax	\$50	07059

GRANTOR,
Diana DiJulio, as Successor Trustee under the
Mary M. DiJulio Living Trust, dated January 11,
1991, and any amendments thereto,

By: Diana DiJulio

Print: Diana DiJulio

Its: Trustee

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Before me, BRENDAN MCCLELLAND, the undersigned notary public, on this, the 19th day of January, 2023, personally appeared DIANA DIJULIO, as Trustee of The Mary M. DiJulio Living Trust, dated January 11, 1991 and any amendments thereto known to me or through production of a DRIVER'S LICENSE as identification, who identified his/herself to be the same person whose name is subscribed to the foregoing instrument, and acknowledged that he/she 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 19th day of January 2023.

Bf McClelland
NOTARY PUBLIC

COMMISSION EXPIRES:



This Document Prepared By:
Brendan McClelland
Noonan and Lieberman, Ltd.
33 N. LaSalle Street, Suite 1150
Chicago, IL 60602

Address of Grantee, Send Recorded Deed & Subsequent Tax Bills To:
Brenda Barron and Antonio Estrella
10609 Lockwood Avenue
Oak Lawn, IL 60453

Property of Cook County Clerk's Office