

UNOFFICIAL COPY

This Warranty Deed made and executed this 3/17, 20 23 by Jonathan Henry, an unmarried person and Rocco S. Dituri, an unmarried person hereinafter called the grantors, warrants to an undivided thirty-three and one-third percent (33 and 1/3%) to Rocco S. DiTuri, an undivided thirty-three and one-third percent (33 and 1/3%) to Jonathan J. Henry as Trustee of the Jonathan J. Henry Trust dated 5/1/2017 and an undivided thirty-three and one-third percent (33 and 1/3%) to Brian R. Fencel as Trustee of the Brian Richard Fencel Trust dated 3/13/2019 all with the address of 1060 E. Lake St., Suite 300 Hanover Park, IL 60133, hereinafter called the grantees as joint tenants.



2309349002

Doc# 2309349002 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/03/2023 09:45 AM PG: 1 OF 3

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00, receipt whereof is hereby acknowledges, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Cook County, Illinois, viz:

UNIT "B" IN BUILDING NO. 11 IN THE BARTLETT GREEN CONDOMINIUM NO. 5, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 22497434, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST ¼ OF SECTION 35, AND THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor(s) hereby warrant that property herein described is not now nor has it ever been homestead property nor contiguous thereto. **Together** with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and To Hold**, the same in fee simple forever. **And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 2021, easements, restrictions, and reservations of record.

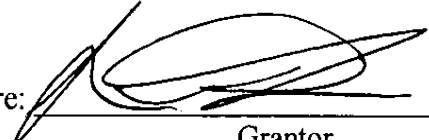
Property Address: 115 Lucile Ct., Unit B Bartlett, IL 60103
PIN: 06-35-305-051-1042

S Y
P 3
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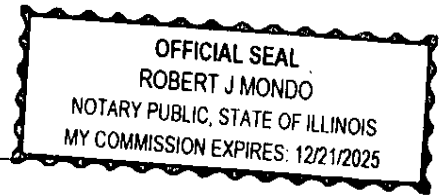
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.


Dated 3/17, 20 23 Signature:  Grantor

Subscribed and sworn to before me by the said Rocco DiTuri
this 17 day of March, 2023.

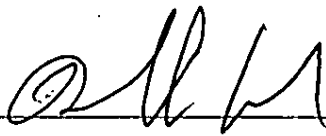
NOTARY PUBLIC 

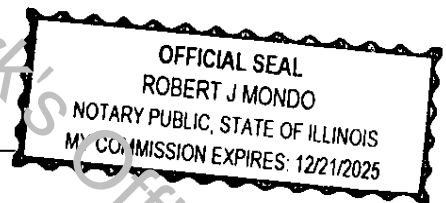


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 3/17, 20 23 Signature:  Grantee

Subscribed and sworn to before me by the said Jonathan Henry
this 17 day of March, 2023.

NOTARY PUBLIC 



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)