UNOFFICIAL COPY

This Warranty Deed made and executed this Jonathan Henry, an unmaried person and Rocco S. Dituri, an unmarried person hereinafter called the grantors, warrants to an undivided thirty-three and onethird 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 thirtythree and one-third percent (33 and 1/3%) to Brian R. Fencl as Trustee of the Brian Richard Fencl 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 tonants.

That the grantors, for and in Witnesseth: consideration of the sum of \$15.05, receipt whereof is hereby acknowledges, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Cock County, Illinois, viz:

UNIT "B" IN BUILDING NO. 11 IN 71:E 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 1/4 OF SECTION 35, AND THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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

OLINII CICATES OFFICE TORY 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

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This property transfer exempt in accordance with the provisions of 35/ILCS 200/31-45 (e).

Robert Mondo, Esq.

3/17/23 Date

Robert Mondo, Esq. Attorney for Grantor

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witness:

Jonathan Henry, Grancor

Rocco S. Dituri, Grantor

State of Illinois

SS.

County of DuPage

12/21/25

My commission expires

Notary Public

State of Illinois

) ss.

County of DuPage

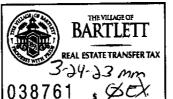
OFFICIAL SEAL
ROBERT J MONDO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/21/2025

On this date _______, 20 <u>2 y</u>, personally appeared of fore me, a notary public, Rocco S. Dituri, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument and acknowledged that he/she executed the same.

 $\frac{12|21|25}{\text{My commission expires}}$

Send Future Tax Bills to: RBJ Property Management 1060 E. Lake St. Suite 300 Hanover Park, IL 60133

Document Prepared by: Robert Mondo, Esq. P.O. Box 72668 Roselle, IL 60172 630-215-3676 Notary Public



OFFICIAL SEAL
ROBERT J MONDO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/21/2025

Send Filed Deed To: Robert Mondo P.O. Box 72668 Roselle, IL 60172

2309349002 Page: 3 of 3

Grantor

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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.

Subscribed and sworn to before me by the said Rocco Dilux	
this 17 day of March , 2023.	OFFICIAL SEAL ROBERT J MONDO NOTARY PUBLIC, STATE OF ILLINOIS
NOTARY PUBLIC 2 1	MY COMMISSION EXPIRES: 12/21/2025
The Grantee or his agent affirms and verifies that the name of the grant assignment of beneficial interest in a land trust is either a natural personal foreign corporation authorized to do business or acquire and hold title partnership authorized to do business or entity recognized as a person and acquire and hold title to real estate under the laws of the State of Illinois. Date	on, an Illinois corporation or e to real estate in Illinois a
Subscribed and swom to before me by the said	'y
this 17 day of March, 2023.	OFFICIAL SEAL ROBERT J MONDO
NOTARY PUBLIC	NOTARY PUBLIC, STATE OF ILLINOIS M' CO. MISSION EXPIRES: 1204 Page

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.)