

UNOFFICIAL COPY

Doc#: 2311729012 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/27/2023 09:29 AM Pg: 1 of 2

Dec ID 20230401697269
ST/CO Stamp 1-572-859-088 ST Tax \$568.00 CO Tax \$284.00

WARRANTY DEED

FIDELITY NATIONAL TITLE
OC23005657

FNT File No: OC23005657

THIS INDENTURE WITNESSETH, that the Grantors, **Kestutis Gaidomavicius and Irena Gaidomaviciene, Trustees of the Kestutis Gaidomavicius and Irena Gaidomaviciene joint trust dated September 1, 2020**, husband and wife, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT TO **Theodore A. Mosterd and Barry W. Morgan**, each unmarried, of 17213 Lakebrook Dr., Orland Park, IL 60467, not as tenants in common but as joint tenants with rights of survivorship, the following described real estate, to-wit:

LOTS 19, 20 AND 21 IN BLOCK 14 IN ALPINE HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED AUGUST 6, 1892 IN BOOK 57 PAGE 14, AS DOCUMENT 1713023, IN COOK COUNTY ILLINOIS EXCEPT THE NORTH 664 FEET THEREOF AND THE PORTION OF SAID SUBDIVISION LYING EAST OF THE CENTER LINE OF THE WABASH RAILROAD, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 27-20-307-059-0000

Address of Real Estate: 16438 Pear Ave., Orland Park, IL 60467

Subject to: 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; general real estate taxes not due and payable at the time of Closing; terms and provisions of the Declaration/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; limitations and conditions imposed by the Governing Law; and installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[Signature Page Follows]

Warranty Deed
Page 1 of 2

FIDELITY NATIONAL TITLE OC23005657

UNOFFICIAL COPY

Dated this 18th day of April 2023.

Kestutis CO-TRUSTEE
Kestutis Gaidomavicius, as
Co-Trustee aforesaid

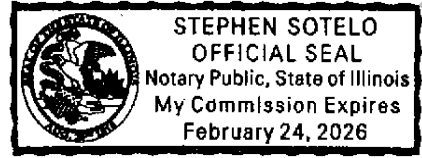
Irena Co-Trustee
Irena Gaidomaviciene, as
Co-Trustee aforesaid

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Kestutis Gaidomavicius and Irena Gaidomaviciene, Trustees of the Kestutis Gaidomavicius and Irena Gaidomaviciene joint trust dated September 1, 2020**, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 18th day of April 2023.

Stephen Sotelo
Notary Public



This Instrument was prepared by:

Stephen Sotelo, Esq.
200 E 5th Ave., Suite 124
Naperville IL 60563

GRANTEE'S ADDRESS

Future Tax Bills to:

Theodore A. Mosterd and Barry W. Morgan
16438 Pear Ave.
Orland Park, IL 60467

After recording return document to:

Theodore A. Mosterd and Barry W. Morgan
16438 Pear Ave.
Orland Park, IL 60467