

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

Doc# 2312919192 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/09/2023 12:09 PM Pg: 1 of 2

FIDELITY NATIONAL TITLE **DC23004142**
1 OF 2

Dec ID 20230401607525

ST/CO Stamp 0-530-301-648 ST Tax \$740.00 CO Tax \$370.00

TRUSTEE'S DEED TENANCY BY THE ENTIRETY

This indenture made this 2ND day of May, 2023, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor Trustee to MB Financial Bank, N.A. as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 22nd day of April, 2002, and known as Trust Number 1-153, party of the first part, and

A.
**JOSEPH BABAJAN and
DENISE SULO**

husband and wife, not as joint tenants with rights of survivorship and not as tenants in common, but as tenants by the entirety, parties of the second part.

Reserved For Recorder's Office

Whose address is:
**100 E 14th St #2504
Chicago IL**

WITNESSETH, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said parties of the second part, not as joint tenants with rights of survivorship and not as tenants in common, but as tenants by the entirety, the following described real estate, situated in COOK County, Illinois, to wit:

THE NORTH 180 FEET OF THE NORTH 2 1/5 OF BLOCK 6 IN MONSON AND SMITH'S THIRD ADDITION TO PALOS PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 12000 S 93RD AVE., PALOS PARK IL 60464
Permanent Tax Number: 23-27-106-012-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not as joint tenants with rights of survivorship and not as tenants in common, but as tenants by the entirety.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRANSFER TAX

03-May-2023



COUNTY: 370.00
ILLINOIS: 740.00
TOTAL: 1,110.00

23-27-106-012-0000

| 20230401607525 | 0-530-301-648

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

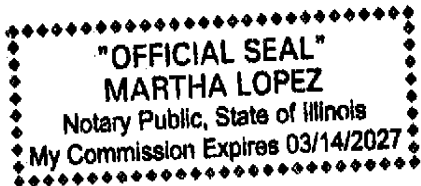
By: *Linda Lee Lutz*
Linda Lee Lutz, Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Linda Lee Lutz, Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 2ND day of May, 2023



[Signature]
NOTARY PUBLIC

This Instrument was prepared by:
Linda Lee Lutz, LTO
CHICAGO TITLE LAND TRUST COMPANY
15255 S 94th Ave., Suite 600
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

NAME Joseph Bakayan and Denise Sulo

ADDRESS 12000 S. 93rd Avenue

OR BOX NO. _____

CITY, STATE Palos Park, IL 60464

SEND TAX BILLS TO:

+ same

PROPERTY ADDRESS: 12000 S 93RD AVE., PALOS PARK IL 60464