### UNOFFICIAL CO

Doc#. 2405306311 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 02/22/2024 02:19 PM Pg: 1 of 4

Dec ID 20240101606151

ST/CO Stamp 1-501-471-280 ST Tax \$355.00 CO Tax \$177.50

### WARRANTY DEED **ILLINOIS STATUTORY**

THE GRANTOR

**Dominic Daniel Digregorio** 5262 West 170th Place Oak Forest, PC 80452

(The Above Space for Recorder's Use Only)

THE GRANTOR Dominic Daniel Sugregorio, a widowed man of 5262 West 170th Place, Oak Forest, IL 60452, for and in consideration of TEN AND 00/100 DOLLARS (\$10,00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Joseph V. DiFazio, AN UN HARALES HON of Sucress of the property of the following described real estate situated in the County of Ook, in the State of Illinois, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 28-28-108-008-0000

170th Place, Oak Forest, IL 60452 Property Address: 5262 •

Hereby releasing and waiving all rights under and by virtue of the Homes at Exemption Laws of the State of Illinois

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; and general real estate taxes not due and payable at the time of Closing.

Fidelity National Title 102307184/

# **UNOFFICIAL COPY**

Dated this 67k day of January 2024.	
Dominic David Diversoria	WIN DRIGHED AS ATTY-IN-FACT
Dominic Daniel Digregorio	
by Frank Louis Digregorio, as Attorney-in-Fa	
of a terms 2000 20 25 to South of the Land	
STATE OF FIORE )	
STATE OF Florida ) SS, COUNTY OF Sunter )	
L the undersignal, a Notary Public in and for	said County, in the State aforesaid, CERTIFY
· •	Louis Digregorio, as Attorney-in-Fact personally
known to me to be the same person whose na	me is subscribed to the foregoing instrument, knowledged that he signed, sealed and delivered in
	anowieugeu mar ne signen, seareu and denvereu in or the uses and purposes therein set forth, including
the release and waiver of the right of homeste	
Given under my hand and a otarial sea	al, this did day of January 2024.
0	
	1 Contraction
CONNIE SONG	Wary Public
Notary Public - State of Florida Commission # 141 267795	
My Comm. Expires May 24, 2026	
	Olyman Clark's
THIS INSTRUMENT PREPARED BY:	
Thomas Joseph Rigby, Esq.	
The Real Estate Law Firm, LLC	$\tau_{c}$
505 West Main Street	0,
Saint Charles, IL 60174	$O_{ic}$
MAIL TO:	SEND SUBSEQUENT TAX BILLS 179:
T /	CO
JOSEPH V DIFAZIO	Joseph V. DiFazio
44 1	5262 West 170th Place
VII. 11)cor GULIPI dec.	Oak Forest, IL 60452

ChicAGO III. 606/6

### **UNOFFICIAL COPY**

#### EXHIBIT A

#### LEGAL DESCRIPTION

LOT 34 IN BOWMAN ESTATES SUBDIVISION, BEING A RESUBDIVISION OF LOTS 11 TO 14 (BOTH INCLUSIVE) IN BLOCK 1 IN ARTHUR T. MCINTOSH & CO'S SOUTHTOWN FARMS, UNIT NO. 6 (BEING A SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ELINOIS.

ALSO: THAT FART OF HERETOFORE VACATED 40.00 FOOT WIDE LARAMIE AVENUE (LYING SOUTH OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 11 AND LYING NORTH OF THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 14) AS HERETOFORE DEDICATED IN ARTHUR T. MCINTOSH AND CO.'S SOUTHTOWN FARMS UNIT NO. 6 AFOREDESCRIBED, ALL IN COOK COUNTY, ILLINOIS.

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## **UNOFFICIAL COPY**

**REAL ESTATE TRANSFER TAX** 

16-Feb-2024





COUNTY: 177.50 **ILLINOIS:** 355.00 TOTAL: 532.50

28-28-108-008-0000

|20240101606151 | 1-501-471-280

Property of Cook County Clerk's Office