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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, IL 60452

(The Above Space for Recorder's Use Only)

THE GRANTOR Dominic Daniel Digregorio, 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 UNMARRIED MAN OF 5262 WEST 170TH PL*, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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

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

Hereby releasing and waiving all rights under and by virtue of the Homestead 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

0223021841

2.73

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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, ILLINOIS.

ALSO: THAT PART 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.

Office of Cook County Clerk's Office

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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