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PK 1 of 3



**Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)**

Doc#: 1626315037 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/19/2016 10:31 AM Pg: 1 of 2

Dec ID 20160901655425
ST/CO Stamp 0-234-879-808 ST Tax \$170.00 CO Tax \$85.00

Above Space for Recorder's Use Only

THE GRANTORS, SALVATORE MESSINA AND ALESSANDRA MESSINA, Husband and Wife, of the City of Elmhurst, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEY** and **WARRANT** to **TIMOTHY BROWN**, of 100 E George St, Bensenville, Illinois 60106, the following described Real Estate situated in the County of **Cook** in the State of Illinois, to wit:

Lot 6 Block 2 Oliver Salinger & Co.; Westdale Gardens, being a Subdivision in the Northwest fractional ¼ of Section 19, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 15-19-101-069-0000

c/k/a: 1215 Degener Avenue, Elmhurst, Illinois 60120

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 yet due and payable at the time of Closing.

Dated this 12th day of September, 2016



SALVATORE MESSINA (SEAL)



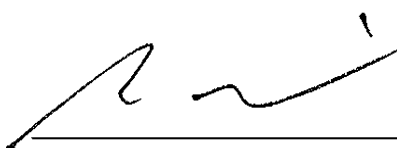
ALESSANDRA MESSINA (SEAL)

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State of Illinois }
 }
 County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SALVATORE MESSINA AND ALESSANDRA MESSINA, Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of September, 2016

Commission expires 10-14, 19 19  _____
 NOTARY PUBLIC



This instrument was prepared by:

John Mantas, Esq.
 Skoubis & Mantas, LLC
 1300 West Higgins Road
 Suite 209
 Park Ridge, Illinois 60068

MAIL TO:

Michael A. Manges, Esq.
Joseph LaZara & Associates, P.C.
7246 West Touhy Avenue
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

 TIMOTHY BROWN

 1215 DEGENER AVE.

 ELMHURST, IL 60126

