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Doc#: 2129206181 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2021 09:43 AM Pg: 1 of 3

Dec ID 20211001610213
ST/CO Stamp 1-614-903-440 ST Tax \$767.50 CO Tax \$383.75
City Stamp 0-053-704-848 City Tax: \$8,058.75

— Above Space For Recorder's Use —

Warranty Deed

Grantors, **CHRIS ABTAHI and GINA ANNARELLA ABTAHI**, husband and wife, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to Grantees, **TIMOTHY MORIARTY and JIMENA GARCIA VELA**, an unmarried man, as joint tenants (and not as tenants in common), the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

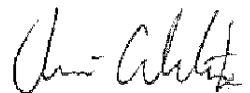
SEE LEGAL DESCRIBED ATTACHED AS EXHIBIT A

SUBJECT TO: (a) General real estate taxes not due and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; (e) acts done or suffered by Grantees; and (f) existing leases and tenancies.

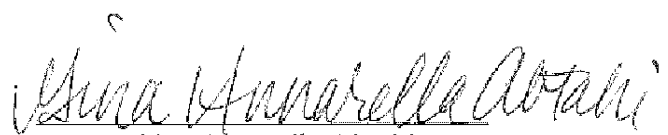
PIN #: 13-13-120-017-0000

Address of Real Estate: 4509 N. Whipple St., Chicago, IL 60625

Dated as of the 12th day of October, 2021.



Chris Abtahi



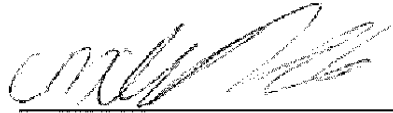
Gina Annarella Abtahi

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State of Florida)
) SS:
County of Duval)

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Chris Abtahi, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 9 day of October, 2021.

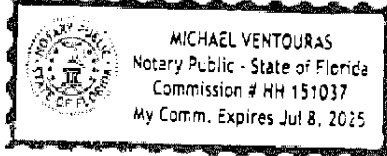

Notary Public *Michael Ventouras*

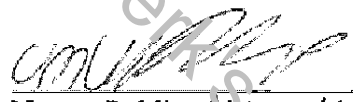
State of Florida)
) SS:
County of Duval)



I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Gina Annarella Abtahi, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 9 day of October, 2021.




Notary Public *Michael Ventouras*

Mail Deed to: Brenda F. Burnett, Esq. Mansberger & Burnett 101 West Cherry Street Watseka, IL 60970	Mail & Send Tax Bills to: Timothy Moriarty and Jimena Garcia Vela 4509 N. Whipple St. Chicago, IL 60625
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Document Prepared by:

Joel Feldman
311 North Aberdeen, Suite 300
Chicago, Illinois 60607

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EXHIBIT A

LEGAL DESCRIPTION

LOT 25 IN BLOCK 51 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD) IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office