

# UNOFFICIAL COPY

Doc#: 2208204399 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2022 12:14 PM Pg: 1 of 4  
Dec ID 20220301659615

**Prepared By:**  
LARRY A. WHITNEY, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
2805 CROW VALLEY TRAIL  
PLANO, TX 75023

**Recording Requested By/Return to:**  
TIMIOS, INC.  
5716 CORSA AVE  
WESTLAKE VILLAGE, CA 91362

FOR RECORDER'S USE ONLY

## WARRANTY DEED

R# 2919995

THIS DEED, Executed this 25 day of January, 2022, by first party **MATT DI FIORE, ALSO KNOWN AS MATTHEW DIFIORE, MARRIED TO KRISTEN DIFIORE** to second party, **MATTHEW DIFIORE, A MARRIED MAN**, of 16951 OAK PARK AVE, TINLEY PARK, IL 60477.

WITNESSETH, That the said first party for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby conveys and warrants unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

LOT 5 IN BLOCK 2 IN PARKSIDE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 330 FEET OF THE WEST 330 FEET THEREOF) OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 28-30-203-020-0000

PROPERTY ADDRESS: 16951 OAK PARK AVE, TINLEY PARK, IL 60477

**EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E**

x Matthew DiFiore 1-25-2022  
(Signature of buyer, seller, or representative) (Date)

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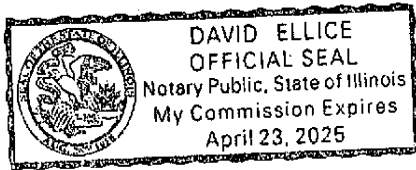
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

*Matt Di Fiore A/K/A Matthew Di Fiore*  
**MATT DI FIORE, A/K/A MATTHEW DIFIORE**

STATE OF ILLINOIS )  
COUNTY OF Will ) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **MATT DI FIORE, A/K/A MATTHEW DIFIORE** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, 01-25, 2022.

(seal)



*David Ellice*  
Notary Public  
My Commission Expires: 04-23-2025

Send Tax Bills to:  
MATTHEW MARTIN DIFIORE  
16951 OAK PARK AVE  
TINLEY PARK, IL 60477

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

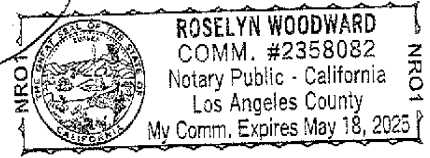
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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/25, 2022

Signature: \_\_\_\_\_  
**Grantor or Agent**

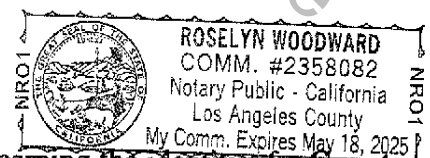


Subscribed and sworn to before me  
By the said Julian Neal, Agent  
This 22, day of March, 2022  
Notary Public Roselyn Woodward

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 1/25, 2022

Signature: \_\_\_\_\_  
**Grantee or Agent**



Subscribed and sworn to before me  
By the said Julian Neal, Agent  
This 22, day of March, 2022  
Notary Public Roselyn Woodward

**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## EXHIBIT "A"

### LEGAL DESCRIPTION

File No: 08-02398067

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN COOK COUNTY, ILLINOIS, TO-WIT:

LOT 5 IN BLOCK 2 IN PARKSIDE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 330 FEET OF THE WEST 330 FEET THEREOF) OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL: 28-30-203-020

BEING THE SAME PROPERTY CONVEYED TO MATT DI FIORE BY DEED FROM ADELINE VEITKUS, TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST, DULY RECORDED AND DELIVERED IN PURSUANCE OF A TRUST AGREEMENT DATED THE 22ND DAY OF NOVEMBER, 2005, AND KNOWN AS THE ADELINE VEITKUS RECORDED 05/18/2009 IN DEED INSTRUMENT NO. 0913835042, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK, ILLINOIS.

Property of Cook County Clerk's Office