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

Doc# 2226415030 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/21/2022 02:20 PM PG: 1 OF 3

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

Space Above This Line For Recording Data

WARRANTY DEED

For good consideration in the amount of **\$320,000.00**, **HECTOR MASSINI AND AIDE MASSINI** hereby convey and warrant to **STEPHANIE MASSINI AND BRYAN E. VIELMAN, WIFE AND HUSBAND**, of 6834 W 64TH ST, CHICAGO, IL 60638, the following described real estate in COOK County, State of Illinois, to-wit:



See Attached Exhibit "A"

LOT 33 IN BLOCK 34 IN F. H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 19-19-107-033-0000


PROPERTY ADDRESS: 6834 W 64TH ST, CHICAGO, IL 60638

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To Have and to Hold said premises not in tenancy in common but in joint tenancy forever. Subject to general real estate taxes for 2021 and subsequent years and covenants, conditions and restrictions of record, building lines and easements.

REAL ESTATE TRANSFER TAX		21-Sep-2022
	COUNTY:	160.00
	ILLINOIS:	320.00
	TOTAL:	480.00

19-19-107-033-0000 | 20220901644485 | 1-742-853-712

1 of 2

REAL ESTATE TRANSFER TAX		21-Sep-2022
	CHICAGO:	2,400.00
	CTA:	960.00
	TOTAL:	3,360.00 *

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* Total does not include any applicable penalty or interest due.

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EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-02431064

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

LOT 33 IN BLOCK 34 IN F. H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID: 19-19-107-033-0000

BEING THE SAME PROPERTY CONVEYED TO HECTOR MASSINI AND AIDE MASSINI, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY BY DEED FROM EDWARD J. KRAMARCZYK, DIVORCED AND NOT SINCE REMARRIED & MARY H. SACKS, F/K/A MARY H. KRAMARCZYK, MARRIED TO ALAN SACKS RECORDED 07/09/1990 IN DEED INSTRUMENT NO. 90327641, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK, ILLINOIS.

Property of Cook County Clerk's Office