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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

Recording Requested By/Return to:

TIMIOS, INC 5716 CORSA AVE WESTLAKE VILLAGE, CA 91362



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

Space Above This Line For Recording Data

WARRANTY DEED

For good consider, io i in the amount of \$320,000.00, HECTOR MASSINI AND AIDE MASSINI hereby convey and warrent to STEPHANIE MASSINI AND BRYAN E. VIELMAN, WIFE AND HUSBAND, of 6834 W 6/1 H ST, CHICAGO, IL 60638, the following described real estate in COOK County, State of Illinois, to wit:

See Attached Philip 1/A 11
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. 1L 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 casements.

Lof 2

 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

REAL ESTATE TRANSFER TAX 21-Sep-2022
CHICAGO: 2,400.00

CHI

CTA: 960.00 **

TOTAL: 3,360.00 **

1-052-563-024

19-19-107-033-0000 | 20220901644485

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

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WITNESS my hand and scal this day of	<u> </u>
HECTOR MASSINI AIDE MASSINI	goin '
STATE OF ILLINOIS)	
COUNTY OF COOK) SS.	
I, the undersigned, a Notary Public in and for said County and State, do hereby certify the HECTOR MASSINI AND AIDE MASSINI, personally known to me to be the same name(s) are/is subscribed to the foregoing instrument, appeared before me this day in packnowledged that he/she/they signed, seared and delivered the said instrument as his/h voluntary act, for the uses and purposes therein the forth. Given under my hand and off APRIC 20 272.	person(s) whose person, and per/their free and
TYRONE IRVIN OFFICIAL SEAL Notery Public, State of Illinois My Commission Expires December 03, 2025 Notary Public My Commission Expires:	2/3/2025
SEND TAX BILLS TO: STEPHANIE MASSINI AND BRYAN E. VIELMAN	$O_{x_{-}}$
6834 W 64TH ST CHICAGO, IL 60638	
CHICAGO, IL 00036	0

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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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: 19-13-137-033-0000

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 REWARRIED & 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 DIEDS FOR COOK, ILLINOIS.