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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2331933342 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2023 10:19 AM Pg: 1 of 3

Dec ID 20231001653710
ST/CO Stamp 1-137-866-704 ST Tax \$675.00 CO Tax \$337.50
City Stamp 0-064-124-880 City Tax: \$7,087.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Peter A. Giancarlo and Coleen D. Giancarlo, married to each other, 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 Tanya Amir, a MARRIED person, Christos Psarros, a MARRIED person, and Natalie Psarros, a MARRIED person, of 121 Syngona Ln, Holly Springs, NC as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* HUSBAND & WIFE

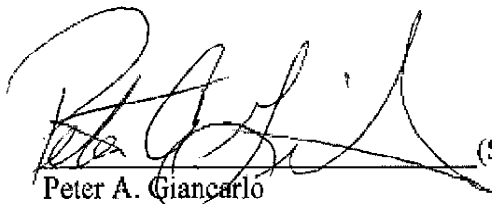
SEE ATTACHED LEGAL DESCRIPTION

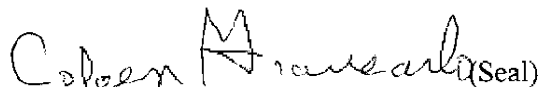
Permanent Index Number(s): 13-23-216-019-0000
Property Address: 3222-3224 West Grace Street, Chicago, IL 60618

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 27TH day of October, 2023.


Peter A. Giancarlo (Seal)


Coleen D. Giancarlo (Seal)

REAL ESTATE TRANSFER TAX		10-Nov-2023
CHICAGO:		5,062.50
CTA:		2,025.00
TOTAL:		7,087.50 *

13-23-216-019-0000 | 20231001653710 | 0-064-124-880
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		10-Nov-2023
COUNTY:		337.50
ILLINOIS:		675.00
TOTAL:		1,012.50

13-23-216-019-0000 | 20231001653710 | 1-137-866-704

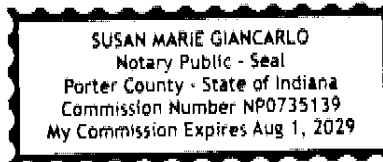
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STATE OF Indiana)
) SS,
COUNTY OF Porter)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter A. Giancarlo and Colleen D. Giancarlo 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 in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 27TH day of October 2023.

Susan M. Giancarlo
Notary Public



THIS INSTRUMENT PREPARED BY
Drost, Kivlahan, McMahon & O'Conor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

Andrada Bogdan
MAIL TO:

Law Offices of James D. Zazakis
3832 North Ashland Suite 1S
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Tanya Amir
3222-3224 West Grace Street
Chicago, IL 60618

Property of Cook County Clerk's Office

BW23067246

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Exhibit A

LOT 25 IN BLOCK 1 IN JAMES PEASE'S 2ND IRVING PARK BOULEVARD ADDITION OF THE NORTH 1/2 OF THE SOUTH 2/3 OF THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-23-216-019-0000

For Informational Purposes only: 3222-3224 West Grace Street, Chicago, IL 60618

Property of Cook County Clerk's Office