

# UNOFFICIAL COPY



## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Doc#: 0619108026 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/10/2006 09:48 AM Pg: 1 of 2

THE GRANTOR: Seller(s),  
Peter Nguyen married to Hai Thi Tran,  
of Chicago, County of COOK, State of Illinois,  
for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS  
and other good and valuable consideration paid in hand,  
hereby convey(s) and warrant(s) unto:

Grantee, Loredal Decena, single,  
of 4756 N. Maplewood Ave., Apt. 61, Chicago, IL 60625,  
(Strike Inapplicable)

- a) as tenants in common;
- b) not as tenants in common but as joint tenants;
- c) Not as tenants in common nor joint tenants, but as tenancy by the entirety
- d) Statutory - fee simple

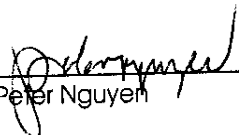
the following described real estate: (See attached Legal)

Subject to: general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration if applicable, special governmental taxes or assessments for improvements not yet completed, and unconfirmed special governmental taxes or assessments, so long as they do not interfere with the current use and enjoyment of the property.

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

Permanent Index Number: 13-12-235-049-1002  
Property Address: 2431 W. Balmoral Ave., # 2N, Chicago, IL 60625

Dated this: June 20, 2006

 (seal)  
Peter Nguyen

 (seal)  
Hai Thi Tran  
For purposes of waiving homestead only

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Peter Nguyen and Hai Thi Tran personally known to me to be the same person(s) whose name is/are subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notaries seal, this June 20, 2006.

Commission expires: 6/17/09

  
Notary Public



Instrument prepared by: Catherine Hwa, Esq., 2300 N. Barrington Rd, # 400, Hoffman Estates, IL 60195  
Mail record deed to: Marshall Richter, Esq., 5225 Old Orchard Road, Suite 28, Skokie, IL 60077-1027  
Send subsequent tax bills to: Loredal Decena, 2431 W. Balmoral Ave., # 2N, Chicago, IL 60625

Lawyers Unit# 05694 Case# De-16436666

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Property Address: 2431 W. BALMORAL AVE #2N  
CHICAGO, IL 60625

PIN #: 13-12-235-049-1002

Unit No. 2 in 2431 Balmoral Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 24592955, as amended from time to time, in the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
451148 \$1,665.00  
06/29/2006 14:44 Batch 11874 83

