

UNOFFICIAL COPY



This instrument prepared by:  
Lawrence M. Lusk, Esq.  
McCormick Braun Friman, LLC  
2 N. LaSalle, Suite 1250  
Chicago, IL 60602

Doc#: 1107655028 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/17/2011 09:26 AM Pg: 1 of 3

GMT 11-0159

**WARRANTY DEED**

This Warranty Deed is made as of this 17<sup>th</sup> day of February, 2011.

**GERARDO IBARRA AND ADRIANA IBARRA, Husband and Wife** of the City of Chicago, County of Cook and State of Illinois (together, the "Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to **DAT NGUYEN AND KIMDUNG NGUYEN**, not as tenants in common, but as Joint Tenants, whose address is 5214 N. LeClaire, Chicago, IL (together, the "Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

Permanent Real Estate Index No.: **13-08-223-023-0000**

Address of Real Estate: **5323 N. Northwest Highway  
Chicago, Illinois 60630**

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois, and SUBJECT TO: General real estate taxes not yet due and payable as of the date of closing; covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed.

[Signature page follows.]

City of Chicago  
Dept. of Revenue  
**609484**

2/25/2011 11:31  
dr00260




Real Estate  
Transfer  
Stamp  
**\$2,992.50**

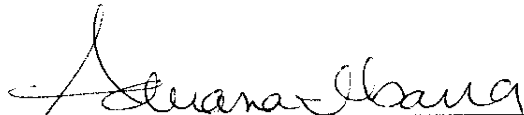
Batch 2,485,521

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Signed and sworn to as of the date hereinabove first written.

**GRANTOR:**

  
\_\_\_\_\_  
**GERARDO IBARRA**

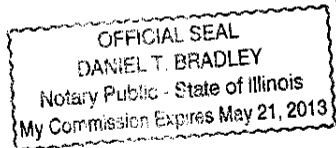
  
\_\_\_\_\_  
**ADRIANA IBARRA**

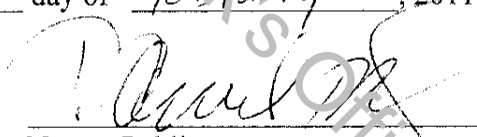
STATE OF ILLINOIS )  
                                  SS)  
COUNTY OF COOK    ()

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **GERARDO IBARRA AND ADRIANA IBARRA**, personally known or proven 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 and delivered the said instrument, as his/hers/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of any and all Homestead rights.

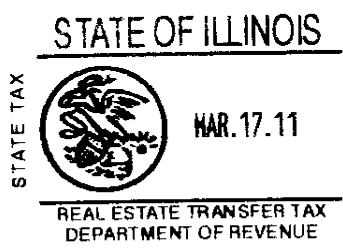
Given under my hand and under this seal this 17<sup>th</sup> day of February, 2011.



  
\_\_\_\_\_  
Notary Public

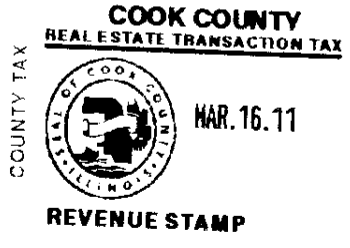
My commission expires: \_\_\_\_\_

After recording, return to:  
Anthony Demas  
5045 N. Harlem  
Chicago IL 60656



# 0000013795	REAL ESTATE TRANSFER TAX
	0028500
	FP 103043

Future tax bills should be sent to:  
Dat Nguyen and Kundong Nguyen  
5323 N. Northwest Highway  
Chicago IL 60650



# 0000013663	REAL ESTATE TRANSFER TAX
	0014250
	FP 103046

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File Number: 11-0159

## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 56 IN BLOCK 4 IN C.N. LOUCK'S ADDITION TO JEFFERSON PARK, BEING A SUBDIVISION OF BLOCKS 5 AND 6 IN OLIVER H. HORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-08-223-023-0000

Property of Cook County Clerk's Office