

THIS DEED is made as of the 31 day of JULY, 2015, by and between

JOSEPH KANG AND DEBORAH KANG,
Husband and Wife
("Grantor," whether one or more),



Doc#: 1521945050 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2015 12:07 PM Pg: 1 of 4

and

KHANH VAN NGUYEN

a(n) married man

of Lincolnwood, Illinois

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

PARCEL ONE: LOT 10 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 22 FEET OF LOT 11, IN PROESSEL'S LINCOLN AVENUE SUBDIVISION, A SUBDIVISION OF LOTS 1, 2, 3, 4, 20, 21, AND 22, IN JOHN PROESSEL ESTATE PARTITION, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING PARCEL ONE.

COMMONLY KNOWN AS: 6540 ~~N~~ LAWNSDALE AVE., LINCOLNWOOD, IL 60712

PARCEL INDEX NUMBER (PIN): 10-35-320-029-0000, Volume 130

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such

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exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

COMMONLY KNOWN AS: 6540 N LAWNDALE AVE., LINCOLNWOOD, IL 60712

PARCEL INDEX NUMBER (PIN): 10-35-320-029-0000, Volume 130

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 31 day of JULY, 2015.



JOSEPH KANG



DEBORAH KANG

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

NANCY N. SANDER, ESQ.
8532 SCHOOL ST
MORTON GROVE IL
60053

SEND SUBSEQUENT TAX BILLS TO:

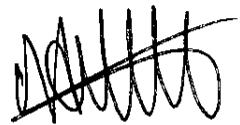
KHANH VAN NGUYEN
6540 N. LAWNDALE
LINCOLNWOOD, IL
60712

OR RECORDER'S OFFICE BOX NO. _____

State of IL)
) SS
County of COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JOSEPH KANG and DEBORAH KANG, is/are personally known 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 they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of JULY, 2015.

Notary Public  _____

My Commission Expires: 6.19.16



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

05-Aug-2015



COUNTY:	154.00
ILLINOIS:	308.00
TOTAL:	462.00

10-35-320-029-0000 | 20150701612918 | 0-305-399-680

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

ATTACH TO ALL EXEMPT
AND NON-EXEMPT DEEDS

Village of Lincolnwood
Attention: Water Billing Division
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712

VILLAGE OF LINCOLNWOOD CERTIFICATE OF PAYMENT OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES OWED THE VILLAGE

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Joseph & Deborah Kang

Mailing Address: 6540 Lawndale

Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 6540 Lawndale

Lincolnwood, IL 60712

Property Index Number (PIN): 10-35-320-029-0000

Water Account Number: 103310-000

Date of Issuance: 7/30/2015

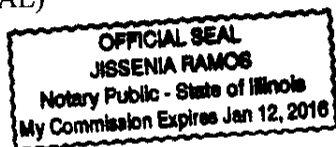
State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 07/30/2015 by Jissenia Ramos.

By: Robert J. Merkel
Robert J. Merkel
Finance Director

Jissenia Ramos
(Signature of Notary Public)
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.