

UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # 2700442
WARRANTY DEED



Doc#: 1600433050 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/04/2016 02:06 PM Pg: 1 of 3

Return to:

GARY LUNDEEN
806 E. NERBE RD.
ROSELIE IL 60172

Mail Tax Bills to:

Koriola Pula
Aleksandro Prifti
5759 N. Kimball #303
CHICAGO IL 60659

THE GRANTORS, LAN VAN PHAM, a widower, not since remarried, as to an undivided one-third interest and as heir at law of MINH DUC TON, Deceased, and ELAINE PHAM, a married woman, as to an undivided one-third interest and as heir at law of MINH DUC TON, Deceased; and MICHAEL V. PHAM, a married man, as to an undivided one-third interest and as heir as law of MINH DUC TON, Deceased, of the County of COOK, State of ILLINOIS for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to KORIOLA PULA AND ALEKSANDRO PRIFTI of 5759 N. Kimball, #302, Chicago, IL 60659

the following described real estate, which is situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNIT 303 IN THE 5759 NORTH KIMBALL CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 36 IN BLOCK 62 IN W. F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE IN SECTIONS 1 AND 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF SANITARY DISTRICT CHANNEL, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0515303050, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0515303050.

Commonly known as: 5759 North Kimball, Unit 303, Chicago, IL 60659
Index No. 13 02 421 038 1008

THIS IS NOT HOMESTEAD PROPERTY OF ANY OF THE GRANTORS

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P 3
S N
SC Y
INT D

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 23-Dec-2015

CHICAGO:	960.00
CTA:	384.00
TOTAL:	1,344.00

13-02-421-038-1008 | 20151201652201 | 1-806-857-280

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

REAL ESTATE TRANSFER TAX 23-Dec-2015

COUNTY:	64.00
ILLINOIS	128.00
TOTAL:	192.00

13-02-421-038-1008 | 20151201652201 | 1-776-170-048

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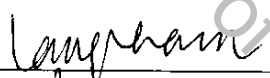
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~~SOLELY~~
 ~~As Tenants in common~~ ^{NOT}
 NOT AS TENANTS IN COMMON ~~BUT~~ AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
 NOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY, THE GRANTEEES BEING HUSBAND AND WIFE ~~OR PARTIES TO A REGISTERED CIVIL UNION,~~

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **Subject to:** Covenants, conditions and restrictions of record; General Taxes for 2015 and subsequent years.

TO HAVE AND TO HOLD the above granted premises unto the grantee forever.

Dated this 16 day of DECEMBER, 2015.



 LAN VAN PHAM



 ELAINE PHAM



 MICHAEL V. PHAM

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same persons whose names are:

LAN VAN PHAM, a widower not since remarried; ELAINE PHAM, a married woman and MICHAEL V. PHAM, a married man

subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein, waiving all homestead rights in said property.

Given under my hand and notarial seal, this 16 day of DEC, 2015.


 NOTARY PUBLIC

Prepared by:
Bonnie M. Keating
Attorney at Law
6230 N. Leona Avenue
Chicago, IL 60646

