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Warranty Deed

Doc#: 1611013028 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2016 11:01 AM Pg: 1 of 3

NORTH AMERICAN
TRUST COMPANY

16-261985

Above Space for Recorder's Use Only

THE GRANTOR, LINDSAY BOSE, n/k/a LINDSAY ZANDERS, married to TYLER ZANDERS, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to ANH NGUYEN, a single man of Chicago IL, the following described real estate located in Cook Cook, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

SUBJECT TO: General taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and all amendments thereto; public and utility easements including any easements established by or implied from the declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

Permanent Index Number (PIN): 14-17-117-020-1007

Address of Real Estate: 1244 West Sunnyside Avenue, Unit 1, Chicago, Illinois 60640

REAL ESTATE TRANSFER TAX 19-Apr-2016



COUNTY: 83.25
ILLINOIS: 166.50
TOTAL: 249.75

14-17-117-020-1007 | 20160401693038 | 1-730-003-264

REMAINDER OF DOCUMENT INTENTIONALLY LEFT BLANK

REAL ESTATE TRANSFER TAX 19-Apr-2016



CHICAGO: 1,248.75
CTA: 499.50
TOTAL: 1,748.25 *

14-17-117-020-1007 | 20160401693038 | 0-739-492-160

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

PK

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Dated this 18 day of April, 2016.

Lindsay Bose (SEAL)
LINDSAY BOSE, n/k/a LINDSAY BOSE ZANDERS

Tyler Zanders (SEAL)
TYLER ZANDERS

State of Illinois, Cook County - ss, I, the undersigned, a Notary Public
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
LINDSAY BOSE, n/k/a LINDSAY BOSE ZANDERS, married to TYLER ZANDERS, personally known to me to be the same persons whose name 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 set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 18th day of April, 2016.



Commission expires _____

Joanne Gleason
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Joanne Gleason, Law Office of Joanne Gleason, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 - (773) 853-0428

SEND SUBSEQUENT TAX BILLS TO:
ANH NGUYEN
1628 W. Columbia Ave Apt 2.
Chicago IL 60626

Upon recording mail to:

Bradford Miller Law PC
134 N. LaSalle #1040
Chicago, IL 60602

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15826-16-261985-IL

Property Address: 1244 W. Sunnyside Avenue, Unit 1, Chicago, IL 60640

Parcel ID: 14-17-117-020-1007

UNIT 1244-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE KATHADOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97785292, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office