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A16-2543 AN
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1625619064 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/12/2016 10:07 AM Pg: 1 of 3

Mail to:

Karen Patterson
2400 Ravine Way # 200
Glenview, IL 60025

Dec ID 20160801652024
ST/CO Stamp 0-434-920-256 ST Tax \$75.00 CO Tax \$37.50
City Stamp 1-191-729-984 City Tax: \$787.50

Name & Address of Taxpayer:
BRIAN BIANCHI

918 W WINONA ST UNIT 108
CHICAGO, IL 60640

(Space for Recorder's Use)

THE GRANTOR(S), BRANDO B NGUYEN AND JENNIFER NGUYEN, HUSBAND AND WIFE

of the CITY of CHICAGO, County of COOK State of ILLINOIS

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), BRIAN BIANCHI, Married Man.



(Grantee's Address) 918 W WINONA ST UNIT 108, CHICAGO, IL 60640


of the CITY of CHICAGO, County of COOK State of IL

in the form of ownership: INDIVIDUAL

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

UNIT NUMBER 108 IN 918 WEST WINONA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 11 IN WHITE, GALT AND PROUD FOOT'S SUBDIVISION OF BLOCK 4 IN ARGYLE SUBDIVISION OF LOTS 1, 2 IN FUSSEY AND FENNIMARE SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25888962 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX		09-Sep-2016
	COUNTY:	37.50
	ILLINOIS:	75.00
	TOTAL:	112.50
14-08-403-029-1009 20160801652024 0-434-920-256		

REAL ESTATE TRANSFER TAX		09-Sep-2016
	CHICAGO:	562.50
	CTA:	225.00
	TOTAL:	787.50 *
14-08-403-029-1009 20160801652024 1-191-729-984		
* Total does not include any applicable penalty or interest due.		

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 14-08-403-029-1009

Property Address: 918 W WINONA ST UNIT 108, CHICAGO, IL 60640

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Dated this 20th day of August, 2016

(Seal)

Brando Nguyen
BRANDO B NGUYEN

(Seal)

(Seal)

Jennifer Nguyen
JENNIFER NGUYEN

(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF CA)
COUNTY OF Santa Clara) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **BRANDO B NGUYEN AND JENNIFER NGUYEN, HUSBAND AND WIFE**

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 20th day of August, 2016

See attached notary cert
Notary Public

(Seal)

My commission expires: _____

SEE ATTACHED
"CALIFORNIA ALL PURPOSE
ACKNOWLEDGMENT"

COOK COUNTY ILLINOIS TRANSFER STAMP

or

Name & Address of Preparer:

ANTHONY V. PANZICA

ATTORNEY AT LAW

2510 W. IRVING PARK ROAD # B

CHICAGO, IL 60618

Exempt under provisions of Paragraph
Section 4, Real Estate Transfer Tax Act.

Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

On 8/20/16 before me, Sunita Singh, Notary Public
Date Name and Title of Officer

personally appeared Brandon BA Nguyen
Jennifer Dao Nguyen
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Signature]
Signature of Notary Public

My Commission Expires: Nov 18, 2016

Warranty Deed