

# UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # 2804543



Doc# 1631910011 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2016 09:28 AM PG: 1 OF 2

## WARRANTY DEED

MAIL TO:

NAME & ADDRESS OF TAXPAYER:

Jackson Huynh and Hanh Tran

~~6100 6104 W. Diversey~~

~~Chicago, IL 60639~~

5439 N Kimball #1

Chicago, IL 60625

THE GRANTOR, Nhut Vo of Chicago, Illinois, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Jackson Huynh and Hanh Tran, as Joint Tenants, Grantees Address: 5439 N Kimball, Chicago, IL 60625, in the County of Cook the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

Lots 107, 108 and 109, in Collins and Gaudinett's Diversey Avenue Subdivision, in the South half of the Northwest quarter of Section 29, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

And Grantor hereby covenants with Grantees that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

This Deed is intended to convey any and all interest whatsoever of the Grantor herein in and to the Property and any appurtenances thereto.

SUBJECT TO: General Real Estate Taxes for 2016 and subsequent years not yet due and payable; any exception arising out of an act of Grantee or its representatives, agents employees or independent contractors; zoning and subdivision ordinances and regulations; and the existing leases, the reference to which shall not serve to reimpose same.

Permanent Real Estate Index Number: 13-29-126-039-0000, 13-29-126-042-0000

Property Address: 6100-6104 W. Diversey, Chicago, Illinois 60639

Dated this 31<sup>st</sup> day of OCTOBER, 2016.

S 1/2  
P 2  
3 N  
30 Y  
INT 10

REAL ESTATE TRANSFER TAX	03-Nov-2016
CHICAGO:	4,912.50
CTA:	1,965.00
TOTAL:	6,877.50

13-29-126-039-0000 | 20161001675953 | 0-866-090-816

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

REAL ESTATE TRANSFER TAX	03-Nov-2016
COUNTY:	327.50
ILLINOIS:	655.00
TOTAL:	982.50

13-29-126-039-0000 | 20161001675953 | 0-803-536-704

