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① 17WNW2230755K 10/2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Janelle R. Brittain
7934 Lotus Ave
Morton Grove, IL 60053

Doc#: 1719257236 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2017 10:56 AM Pg: 1 of 3

Dec ID 20170701684817
ST/CO Stamp 1-741-469-120 ST Tax \$285.00 CO Tax \$142.50
City Stamp 0-328-644-032 City Tax: \$2,992.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Janelle R. Brittain, a married women, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Chong Doan and Thanhthuy Ngo, as joint tenants, of 399 Stonewood Cr, Carol Stream, IL 60188, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 11-30-306-029-1003

Property Address: 7325 N Oakley Ave, #2, Chicago, IL 60645

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *This is not homestead property*

Dated this 15th day of June, 2017.

Janelle R. Brittain (Seal)
Janelle R. Brittain

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Janelle R. Brittain personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her 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 15th day of June, 2017.



Senija Grelbovic

Notary Public

THIS INSTRUMENT PREPARED BY
Minchella & Associates, Ltd.
7538 St. Louis Ave.
Skokie, IL 60076

MAIL TO:

Robert Patterson Cross IV, Ltd.
1207 North Dearborn Street
Chicago, IL 60610

SEND SUBSEQUENT TAX BILLS TO:

Cuong Doan
7325 N Oakley Ave
#2
Chicago, IL 60645

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EXHIBIT A LEGAL DESCRIPTION

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7325 NORTH OAKLEY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0325431121, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office