

726244 1/1
WARRANTY DEED UNOFFICIAL COPY

THE GRANTOR: Lan Thi Phan, widow,
of the city of Chicago, County Cook,
State of Illinois for and in consideration
of Ten Dollars and 00/100s DOLLARS in
hand paid, CONVEY(s) and
WARRANT(s) to:



Doc# 1734129100 Fee \$44.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 12/07/2017 03:06 PM PG: 1 OF 4

Jenny Nguyen, a single person, 2700 W. Gregory, Unit 1W, Chicago, Illinois 60625, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

"SEE LEGAL DESCRIPTION ATTACHED"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the state of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index: 13-12-200-059-1002
Address(es) of Real Estate: 2700 W. Gregory, Unit 1W, Chicago, Illinois 60625

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

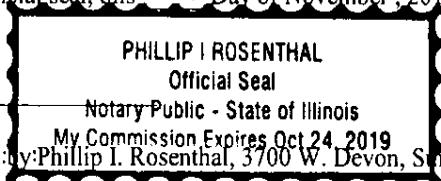
DATED this 30 Day of November, 2017
Please print or type Names(s) below signature(s):

Lan Thi Phan (SEAL) _____ (SEAL)
Lan Thi Phan

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lan Thi Phan, a widow, is personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and official seal, this 30 Day of November, 2017.



[Signature]
Notary Public

Commission Expires _____
This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, Suite E, Lincolnwood, Illinois 60712, 847-677-5100

Mail To:
Jenny Nguyen To
Rosenthal Law Group
3700 W Devon #E
Lincolnwood IL 60712

Send Subsequent Tax Bills To:
Jenny Nguyen #1W
2700 W Gregory
Chicago IL 60625

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EXHIBIT "A"

UNIT 1W, IN 2700 WEST GREGORY BUILDING CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOTS 695 AND 696 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NUMBER 3, BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 (EXCEPT THAT PART LYING NORTHEASTERLY OF LINCOLN AVENUE AND EXCEPT PART TAKEN FOR STREETS) IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THAT PART OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 LYING WEST OF LINCOLN AVENUE IN SAID SECTION 12, TOWNSHIP 43 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 18, 1950 AND KNOWN AS TRUST NUMBER 12909 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23718771; TOGETHER WITH AN UNDIVIDED 25 PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

ALSO:

RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

ADDRESS: 2700 W. GREGORY, UNIT 1W, CHICAGO, IL 60625

PIN: 13-12-200-059-1002

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REAL ESTATE TRANSFER TAX

06-Dec-2017



CHICAGO:

1,147.50

CTA:

459.00

TOTAL:

1,606.50 *

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

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

06-Dec-2017



COUNTY:	76.50
ILLINOIS:	153.00
TOTAL:	229.50

13-12-200-059-1002

| 20171101653712 | 0-996-050-976

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