171

## NORTH AMERICANOFFICIAL COPY

TITLE COMPANY

18-266532

# WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)
Kelly Pham and Sonny Hang
7322 N. Claremont, 3E
Chicago, IL. 60645

Doc#. 1834542040 Fee: \$52.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 12/11/2018 10:23 AM Pg: 1 of 3

Dec ID 20181101640941

ST/CO Stamp 1-758-556-832 ST Tax \$185.00 CO Tax \$92.50

City Stamp 0-754-567-840 City Tax: \$1,942.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Kelly N. Pham and Sonny M. Hang, wife and husband for and in consideration of TEN AND 00/100 POLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Marwah Abdel-Latif, of Chicago, L., 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): 11-30-304-029-1005

Property Address: 7322 N. Claremont Ave., Unit 3E, Chicago, L. 60645

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 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.

[The remainder of this page intentionally left blank; signature page to follow.]

### **UNOFFICIAL COPY**

Dated this day of, <u>2018</u> .		1 //		
lu vo		Sony A	tay	
Kelly N. Pham		Sonny M. Hang		
STATE OF ILLINOIS	)			
	) SS,			
COUNTY OF COOK	)			

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kelly N. Pham and Sonny M. Hang personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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.

Given under my hand and notarial seal, this 4th day of Nov., 2018.

Notary Public

"OFFICIAL SEAL"
DEIRDRE GRUBA-MCCALLISTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/4/2019

THIS INSTRUMENT PREPARED BY Law Office of Jeffrey S. Evens, P.C. 6767 N. Milwaukee Ave., Suite 202 Niles, IL 60714

MAIL TO:

Joel David Malkin 2953 W. Birchwood Chicago, IL 60645 SEND SUBSEQUENT TAX BILLS TO:

Marwah Abdel-Latif 7322 N. Claremont Ave. Unit 3E Chicago, IL 60645

REAL E	STATE	TRANSFER	TAX	03-Dec-2018
			COUNTY:	92.50
			ILLINOIS:	185.00
🔻			TOTAL:	277.50
11.	30-304	029-1005	20181101640941	1_758_556_832

REAL ESTATE TRANSF	03-Dec-2018	
	CHICAGO: CTA: TOTAL:	1,387.50 555.00 1,942.50 *
11-30-304-029-1005 * Total does not include a		

# **UNOFFICIAL COPY**

15826-18-266532-IL

Property Address: 7322 N. Claremont Ave., 3E, Chicago, IL 60645

Parcel ID: 11-30-304-029-1005

Parcel 1: Unit 3E in the 7322 N. Claremont Condominium as delineated on a survey of the following described land: Lot 10 and the South 8 feet of Lot 11 in Anderson and Lind's Subdivision of the East 366 feet of the West 541 feet of Lot 7 in County Clerk's Division of Section 30, Township 41 North, Range 14 East of the Third principal Meridian; Which survey is attached as Exhibit "D" to the declaration of condominium recorded as document number 0329339034 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space Number P-2 as a limited common element, as set forth in the declaration of condominium and survey attached thereto recorded as document 0329339034, amended by instrument recorded as document number 0422631058, and as further amended from time to time.