

# UNOFFICIAL COPY

Doc#: 1916155543 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/10/2019 01:35 PM Pg: 1 of 3

## WARRANTY DEED

### Return to:

James Stagen  
655 N. Hiawatha Ave.  
Chicago, IL 60646

Dec ID 20190601691511  
ST/CO Stamp 1-402-142-624 ST Tax \$292.50 CO Tax \$146.25  
City Stamp 1-391-296-416 City Tax: \$3,071.25

### Mail Tax Pds to:

JAMES STAGEN  
6155 N. Hiawatha Avenue  
Chicago, IL 60646

THE GRANTORS, BRIAN BUI, a single man, and BA NGUYEN DOAN, a single man, of the County of Cook, State of ILLINOIS for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to JAMES STAGEN, a married man, of 4255 W. Devon Avenue, Chicago, IL 60646 as the following described real estate, which is situated in the County of COOK, State of Illinois, to wit:

LOT 12 IN THOMAS A. CATINO & SONS SAUGANASH GARDENS, A SUBDIVISION OF THAT PART OF LOTS 7 AND 12 IN OGDEN & JONES' SUBDIVISION IN BRONSON'S PART OF CALDWELL'S RESERVE IN TOWNSHIP 40 NORTH RANGE 13 EAST (EXCEPT LOTS 17 TO 34 INCLUSIVE) AND ALL OF LOT 35 (EXCEPT THAT PART OF SAID LOT 35 LYING SOUTHEASTERLY OF A LINE 55 FEET NORTHWESTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF NORTH LEMONT AVENUE IN GEORGE F. KOESTER & COMPANY'S FOURTH ADDITION TO SAUGANASH, IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1953 AS DOCUMENT NO. 15632027 IN COOK COUNTY, ILLINOIS.

Commonly known as: 6155 North Hiawatha Avenue Chicago, IL 60646  
Permanent Index No. 13 03 131 012 0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to: Covenants, conditions and restrictions of record; General Taxes for 2018, SECOND INSTALLMENT and subsequent years.

- As tenants in Common  
 Not as Tenants in Common but as Joint Tenants with rights of survivorship  
 Not as Joint tenants, but as Tenants by the Entirety, the grantees being husband and wife  
 Or parties to an Illinois Registered Civil Union

**FIRST AMERICAN TITLE**  
**FILE # 2967085**

# UNOFFICIAL COPY

Warranty Deed, Page 2

**TO HAVE AND TO HOLD** the above granted premises unto the grantees forever.

Dated this 14<sup>th</sup> day of May, 20 19.

[Signature]  
\_\_\_\_\_  
**BRIAN BUI**

STATE OF ILLINOIS

COUNTY OF Winnebago

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person whose name is:

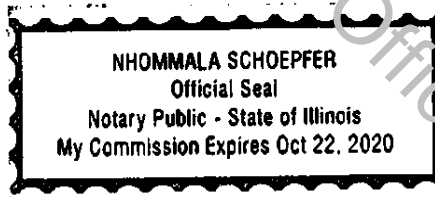
**BRIAN BUI, A SINGLE MAN**

subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14<sup>th</sup> day of May, 20 19

[Signature]  
\_\_\_\_\_  
NOTARY PUBLIC

Prepared by:  
Bonnie M. Keating  
Attorney at Law  
6230 N. Leona Avenue  
Chicago, IL 60646



# UNOFFICIAL COPY

Warranty Deed, Page 3

**TO HAVE AND TO HOLD** the above granted premises unto the grantees forever.

Dated this 14 day of May, 2019.

BA NGUYEN DOAN

STATE OF TEXAS

COUNTY OF Fort Bend

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person whose name is:

**BA NGUYEN DOAN, A SINGLE MAN**

subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14<sup>th</sup> day of May, 2019

[Signature]  
NOTARY PUBLIC

Prepared by:  
Bonnie M. Keating  
Attorney at Law  
6230 N. Leona Avenue  
Chicago, IL 60646

