

# UNOFFICIAL COPY

## Warranty Deed

Doc#: 1921147221 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/30/2019 01:49 PM Pg: 1 of 2

Dec ID 20190701642222  
ST/CO Stamp 1-931-381-856 ST Tax \$690.00 CO Tax \$345.00  
City Stamp 1-099-598-944 City Tax: \$7,245.00

ILLINOIS

THE GRANTOR(s) IAN A. MATTHEWS and JUDY M. MATTHEWS, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to QUANG DO and NGA NGUYEN, ~~AS JOINT TENANTS~~ <sup>\* SINGLE MAN</sup> <sup>\*\* SINGLE WOMAN</sup>, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

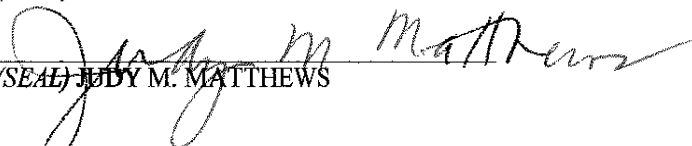
SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-03-117-030-0000

Address(es) of Real Estate:  
6054 N. Kostner Ave., Chicago IL 60646

  
(SEAL) IAN A. MATTHEWS

The date of this deed of conveyance is 07/24/2019.

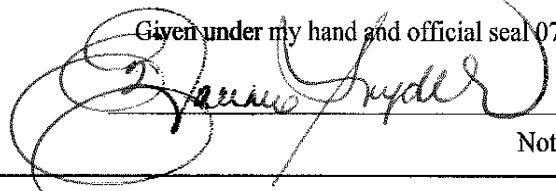
  
(SEAL) JUDY M. MATTHEWS

FIDELITY NATIONAL TITLE CH19018847  
102

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IAN A. MATTHEWS AND JUDY M. MATTHEWS, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"  
ZJACOB SNYDER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/19/2020

(My Commission Expires 12/19/20)

Given under my hand and official seal 07/24/2019.  
  
Notary Public

© By FNTIC 2018

L ESTATE TRANSFER TAX		26-Jul-2019
COUNTY:		345.00
ILLINOIS:		690.00
TOTAL:		1,035.00

13-03-117-030-0000 | 20190701642222 | 1-931-381-856

REAL ESTATE TRANSFER TAX		26-Jul-2019
CHICAGO:		5,175.00
CTA:		2,070.00
TOTAL:		7,245.00 *

13-03-117-030-0000 | 20190701642222 | 1-099-598-944

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

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as:

6054 N. Kostner Ave., Chicago IL 60646

PIN: 13-03-117-030-0000

**Legal Description:**

LOT 470 AND THE SOUTHWESTERLY 10 FEET OF LOT 471 IN KOESTER AND ZANDER'S SUBDIVISION IN CALDWELL'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County

<p>This instrument was prepared by  <b>Stephen Witt</b>  Witt &amp; Associates  20 N. Clark Street, Suite 2500  Chicago, IL 60602</p>	<p>Send subsequent tax bills to:  <b>QUANG DO</b>  6054 N. KOSTNER AVE.  CHICAGO, IL. 60646</p>	<p>Recorder-mail recorded document to:  <b>JOSEPH FRANK MILITO, ESQ.</b>  730 W FULLERTON AVE.  SUITE 2F  CHICAGO, IL. 60614</p>
---	---	--