

UNOFFICIAL COPY

Doc#: 1926349313 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 09/20/2019 01:56 PM Pg: 1 of 2

Dec ID 20190901692746

ST/CO Stamp 1-252-145-760 ST Tax \$423.00 CO Tax \$211.50

City Stamp 1-923-234-400 City Tax: \$4,441.50

TRUSTEE'S DEED

1923348 ①

PRAIRIE TIME
6921 W. NORTH AVE
OAK PARK, IL 60302

Above Space For Recorder's Use Only

THE GRANTOR, PATRICIA SIPCHEN, AS TRUSTEE OF THE PATRICIA SIPCHEN TRUST AGREEMENT DATED NOVEMBER 21, 2006 AND KNOWN AS TRUST NUMBER 001, of the city of Chicago, Illinois, for and in consideration of Ten and no/00 dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to NGUYEN NGUYEN and TOMOKO YANASE, husband and wife of 4247 W. Montrose Ave., Chicago, IL, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 3 IN BLOCK 1 IN AXEL LONNQUIST'S DEVON AVENUE ADDITION BEING A SUBDIVISION OF LOTS 28 TO 31 IN OGDEN AND JONES SUBDIVISION OF BRONSONS PARTITION OF CALDWELLS RESERVATION IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This is not Homestead Property within the meaning of the Homestead Exemption Laws of the State of Illinois.

Subject only to the following, if any: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 as **TENANTS BY THE ENTIRETY**.

Permanent Real Estate Index Numbers: 10-33-320-018-0000

Address of Real Estate: 6548 N. Spokane Ave., Chicago, IL 60646

DATED this 18th of September, 2019.

UNOFFICIAL COPY

Patricia Sipchen

PATRICIA SIPCHEN, AS TRUSTEE OF THE PATRICIA SIPCHEN TRUST AGREEMENT DATED NOVEMBER 21, 2006 AND KNOWN AS TRUST NUMBER 001

State of Illinois)
) SS
 County of Cook)

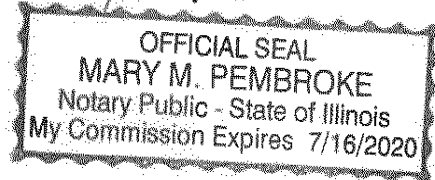
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **PATRICIA SIPCHEN**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said 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 official seal this 18th day of September, 2019.

My commission expires: 7-16-2020

Mary M. Pembroke

 Notary Public



AL ESTATE TRANSFER TAX		19-Sep-2019
	CHICAGO:	3,172.50
	CTA:	1,269.00
	TOTAL:	4,441.50 *
10-33-320-018-0000 20190901692746 1-923-234-100		
<small>Total does not include any applicable penalty or interest.</small>		

This instrument prepared by: John J. Pembroke, John J. Pembroke & Associates, LLC, 422 N. Northwest Highway, Suite 150, Park Ridge, Illinois 60068.

Mail to:
 Stuart M. Sheldon, P.C.
 Stone Pogrund & Korey LLC
 1 East Wacker Drive, Suite 2610
 Chicago, Illinois 60601

Send Subsequent Tax Bills To:
 Nguyen T. Nguyen and Tomoko Yanase
 6548 N. Spokane Ave.
 Chicago, IL 60646

AL ESTATE TRANSFER TAX		19-Sep-2019
	COUNTY:	211.50
	ILLINOIS:	423.00
	TOTAL:	634.50
10-33-320-018-0000 20190901692746 1-252-145-760		