

# UNOFFICIAL COPY

## WARRANTY DEED

Return to:

Matthew Quirk

900 North Shore Dr., #1616

Lake Bluff, IL 60044

Send tax bills to:

Giovanni Perez and Nga Vo

1154 N. Kedzie Ave, #101

Chicago IL 60651

Doc#: 1927055149 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 09/27/2019 09:49 AM Pg: 1 of 4

Dec ID 20190901697838

ST/CO Stamp 0-180-394-592 ST Tax \$112.00 CO Tax \$56.00

City Stamp 0-240-384-608 City Tax: \$1,176.00

THE GRANTOR, Isaac Perez, a married man, of 6835 Hop Clover Road, Eastvale, California 92880, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to the Grantees, Giovanni Perez and Nga Thi Ngoc Vo, of 1154 North Kedzie Avenue, Unit 101, Chicago, Illinois 60651, not as tenants in common, but as joint tenants with full rights of survivorship, the following described real estate:

PLEASE SEE ATTACHED PROPERTY DESCRIPTION.

TAX ITEM NUMBER: 16-02-411-027-1003

POST OFFICE ADDRESS: 1154 North Kedzie Avenue, Unit 101, Chicago, Illinois 60651

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

**FIDELITY NATIONAL TITLE**

**SC19010622**

TO HAVE AND TO HOLD said premises forever.

[Signatures on following Page.]

REAL ESTATE TRANSFER TAX	23-Sep-2019
CHICAGO:	840.00
CTA:	336.00
TOTAL:	1,176.00 *

16-02-411-027-1003 | 20190901697838 | 0-240-384-608

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

REAL ESTATE TRANSFER TAX	23-Sep-2019
COUNTY:	56.00
ILLINOIS:	112.00
TOTAL:	168.00

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

On July 2, 2019 before me, Heather Longerbeam, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Isaac Perez  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies) and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Heather Longerbeam  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration or the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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**EXHIBIT "A"**  
**Legal Description**

**PARCEL 1: UNIT 1154-101 IN THE DIVISION AND KEDZIE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN THE SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 5 AND SUBDIVISION OF LOT 1 IN BLOCK 4 IN HUMBOLDT PARK ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0711710058, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF (P1 AND P2), LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0711710058.**

Property of Cook County Clerk's Office