



4104777461/1
Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

GIT UNOFFICIAL COPY

Doc#: 1927649120 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/03/2019 11:15 AM Pg: 1 of 3

Dec ID 20190901600537
ST/CO Stamp 0-400-885-344 ST Tax \$104.00 CO Tax \$52.00
City Stamp 0-215-811-680 City Tax: \$1,092.00

THE GRANTOR(S), Daniel Villanueva, a single man not party to a civil union, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Sa Ngoc Tran, ^{An married woman}
(GRANTEE'S ADDRESS) 1728 W Farwell, #106, Chicago, Illinois
of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: general taxes for the year 2018 and subsequent years, real estate taxes not due and payable at the time of closing. Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways as long as they do not interfere with the current use and enjoyment of the real estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 11-31-221-028-1016

Address(es) of Real Estate: 1728 W. Farwell Ave., Unit 106, Chicago, Illinois 60626

Dated this 27 day of September, 2019

Daniel Villanueva

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel Villanueva,

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 27 day of Sept, 2019





[Signature] (Notary Public)


Prepared By: Victoria I. Perez, P.C.
Attorney at Law
4126 N. Lincoln Ave.
Chicago, Illinois 60618

Mail To:
Karl Robertson
Attorney at Law
8041 Octavia Ave.
Niles, Illinois 60714

Sa Ngoc Tran
1728 W Farwell Avenue, Unit 106
Chicago, Illinois 60626

Name & Address of Taxpayer:
Sa Ngoc Tran
1728 W. Farwell Ave., Unit 106
Chicago, Illinois 60626

REAL ESTATE TRANSFER TAX		01-Oct-2019
	COUNTY:	52.00
	ILLINOIS:	104.00
	TOTAL:	156.00
11-31-221-028-1016 20190901600537 0-400-885-344		

REAL ESTATE TRANSFER TAX		01-Oct-2019
	CHICAGO:	780.00
	CTA:	312.00
	TOTAL:	1,092.00 *
11-31-221-028-1016 20190901600537 0-215-811-680		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT "A"

PARCEL 1: UNIT 106 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EASTRIDGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 98822790, AS AMENDED, IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-16, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property address: 1728 West Farwell Avenue Unit 106, Chicago, IL 60626
Tax Number: 11-31-221-028-1016