

WARRANTY DEED



Doc# 1934313049 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/09/2019 10:55 AM PG: 1 OF 2

THE GRANTORS,
Robert Fuqua and Chitra Ebenezer,
husband and wife, of

345 Harrison Ave # 735

of the City of Boston, County of Suffolk, State of Massachusetts, for and in consideration of TEN DOLLARS (\$10.00) in hand paid,
CONVEY AND WARRANT to THE GRANTEE

Chau Nguyen, ~~et al.~~ and Prasith La Nguyen, husband and wife
1 Virginia Ave Apt 604
Indianapolis IN 46204

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

UNIT 1601 IN THE FAIRBANKS AT CITYFRONT PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LAND, PROPERTY AND SPACE COMPRISED OF A PART OF BLOCK 1 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0725502139, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. AND ALSO GARAGE UNIT P760 IN THE GARAGE AT CITYFRONT PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LAND, PROPERTY AND SPACE COMPRISED OF A PART OF BLOCK 1 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 060315059, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED FEBRUARY 28, 2006 AND RECORDED MARCH 8, 2006 AS DOCUMENT NUMBER 0606745116.

Permanent Index Number: 17-10-212-040-1066 and 17-10-212-039-1089
Property Address: 240 E. Illinois Street # 1601, Chicago, IL 60611

to have and to hold said premises as ~~forever.~~ tenants by the entirety.

SUBJECT TO: General Real Estate Taxes for the year of 2019 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 13 day of November, 2019.

Robert Fuqua

(SEAL)

Chitra Ebenezer

(SEAL)

MAIL TO:
WILDE LAW GROUP, LLC
1016 W. Jackson Blvd
Chicago, IL 60290

SEND SUBSEQUENT TAX BILLS TO:
Chau Nguyen
240 E. Illinois Street # 1601
Chicago, IL 60611

This instrument was prepared by: Jason C. Schram, 8501 W. Higgins Road, Suite 601, Chicago, IL 60631.

19108062 '11
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

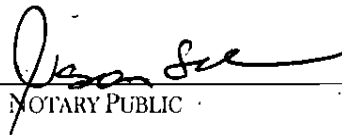
UNOFFICIAL COPY

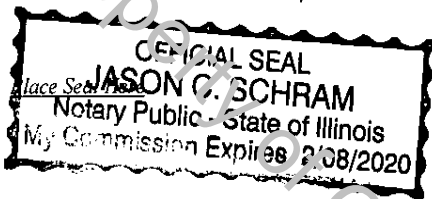
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Robert Fuqua**, 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 he signed, sealed and delivered the said instrument as his 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 13 day of November, 2019.

Commission expires 2/8 2020


NOTARY PUBLIC



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

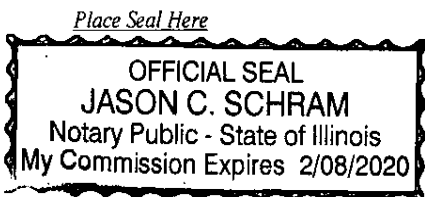
REAL ESTATE TRANSFER TAX		05-Dec-2019
	COUNTY:	345.00
	ILLINOIS:	690.00
	TOTAL:	1,035.00
17-10-212-040-1066 20191201659998 0-872-380-768		


I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Chitra Ebenezer**, 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 13 day of November, 2019.

Commission expires 2/8 2020


NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		05-Dec-2019
	CHICAGO:	5,175.00
	CTA:	2,070.00
	TOTAL:	7,245.00 *
17-10-212-040-1066 20191201659998 1-086-044-512		

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