

# UNOFFICIAL COPY

GIT

41053711G 1/2  
WARRANTY DEED  
INDIVIDUAL TENANCY  
ILLINOIS STATUTORY

Doc# 2025916012 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/15/2020 10:07 AM Pg: 1 of 2

Dec ID 20200601615257  
ST/CO Stamp 1-928-522-464 ST Tax \$600.00 CO Tax \$300.00  
City Stamp 0-349-087-456 City Tax: \$6,300.00

MAIL TO:

444 Aaron C. Giorgi  
500 N. Michigan Ave.  
Suite 600-1200  
Chicago, IL 60611

NAME & ADDRESS OF TAXPAYER:

Nga Phan-Phuong Tran and Andre ~~Michelle~~ Nguyen  
5045 N. Tripp Ave.  
Chicago, IL 60630

The GRANTOR, ANF PROPERTIES, LLC., an Illinois limited liability company, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Nga Tran and Andre Nguyen, of Chicago, Illinois, not as Joint Tenants and not as Tenants in Common, but as Tenants By the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois to wit:

THE SOUTH 18 3/4 FEET OF LOT 43 AND THE NORTH 1/2 OF LOT 42 IN BLOCK 8 IN VALERIA M. WILLIAMS JEFFERSON PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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

Permanent Index Number: 13-10-408-005-0000

Property Address: 5045 N. Tripp Ave., Chicago, IL 60630

Subject to: Real Estate Taxes, Covenants, conditions, easements, and restrictions of record and of subsequent years; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 7 day of July, 2020.

ANF PROPERTIES, LLC

By: Anvar Nasirov, its Manager

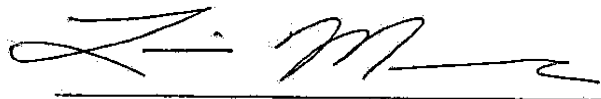
**UNOFFICIAL COPY**

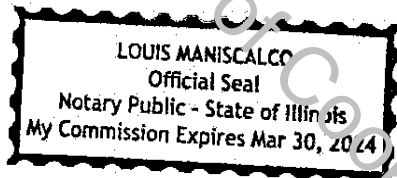
STATE OF ILLINOIS     )  
                                       ) SS  
 COUNTY OF COOK        )


I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Anvar Nasirov, manager of ANF Properties, LLC., an Illinois limited liability company, 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 and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth.


Given under my hand and notarial seal this 7<sup>th</sup> day of July, 2020.

SEAL:

  
 Notary Public



REAL ESTATE TRANSFER TAX		14-Jul-2020
	COUNTY:	300.00
	ILLINOIS:	600.00
	TOTAL:	900.00
13-10-408-005-0000   20200601615257   1-928-522-464		

REAL ESTATE TRANSFER TAX		14-Jul-2020
	CHICAGO:	4,500.00
	CTA:	1,800.00
	TOTAL:	6,300.00 *
13-10-408-005-0000   20200601615257   0-349-087-456		
* Total does not include any applicable penalty or interest due.		

### COOK COUNTY - ILLINOIS TRANSFER STAMP

\*If grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:

Aaron Spivack  
566 West Lake Street, Lowr 1  
Chicago, Illinois 60661

\_\_\_\_\_  
 Signature of Buyer, Seller or Representative