

# UNOFFICIAL COPY

Doc#: 2031607342 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/11/2020 03:11 PM Pg: 1 of 2

## Warranty Deed

ILLINOIS

Dec ID 20200901688963  
ST/CO Stamp 2-049-726-944 ST Tax \$285.00 CO Tax \$142.50  
City Stamp 0-239-868-384 City Tax: \$2,992.50

CIA 20020885  
FIDELITY NATIONAL TITLE

Above Space for Recorder's Use Only

husband and wife DN & TN  
THE GRANTOR(s) Bruce A. Larsen and Patricia A. Larsen, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Danny Nguyen and Thao T. Nguyen, of the City of Chicago, County of Cook, State of Illinois, each married to the other, as Tenants by the Entirety, with rights of survivorship, the following described Real Estate situated in the City of Chicago, County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-07-220-025-00000

Address(es) of Real Estate:  
5346 N. Natchez Ave., Chicago IL 60656

(SEAL) Bruce A. Larsen

The date of this deed of conveyance is 09/24/2020.

Patricia A. Larsen

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bruce A. Larsen and Patricia A. Larsen, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(My Commission Expires 9/20/21)

Given under my hand and official seal 09/24/2020.

Notary Public

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REAL ESTATE TRANSFER TAX		09-Sep-2020
	CHICAGO:	2,137.50
	CTA:	855.00
	TOTAL:	2,992.50 *

REAL ESTATE TRANSFER TAX		09-Sep-2020
	COUNTY:	142.50
	ILLINOIS:	285.00
	TOTAL:	427.50

13-07-220-025-0000 | 20200901688963 | 0-239-868-384

13-07-220-025-0000 | 20200901688963 | 2-049-726-944

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

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## LEGAL DESCRIPTION

For the premises commonly known as:

5346 N. Natchez, Chicago, IL 60656

Legal Description:

LOT 5 IN BLOCK 2 IN WALTER G. MCINTOSH'S FOSTER AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH EAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by  
Stephen Witt  
Witt & Associates  
20 N. Clark Street, Suite 2500  
Chicago, IL 60602

Send subsequent tax bills to:  
Danny Nguyen  
5346 N. Natchez Ave.  
Chicago, IL 60656

Reorder-mail recorded document to:  
Danny Nguyen  
5346 N. Natchez  
Chicago, IL 60656