

UNOFFICIAL COPY

Warranty Deed

Doc# 2100740005 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/07/2021 09:16 AM Pg: 1 of 3

Dec ID 20201201676150
ST/CO Stamp 1-142-679-520 ST Tax \$22.00 CO Tax \$11.00
City Stamp 1-874-012-128 City Tax: \$231.00

Above Space for Recorder's Use Only

THE GRANTOR, HOA NGUYEN, an unmarried woman, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO GRANTEE, JOSEPH J. BOGDAN DECLARATION OF TRUST DATED AUGUST 28, 2020, of the City of Chicago, State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

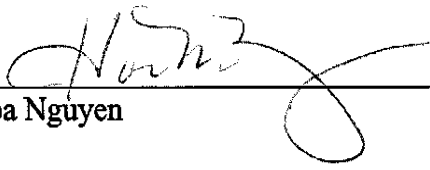
SUBJECT TO: General real estate taxes for the second installment of 2019 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;

this is not Homestead Property.

Permanent Real Estate Tax Number: 17-22-103-052-1276

Address of Real Estate: 1322 S. Wabash Ave., #P R-1, Chicago, IL 60605 (Grantee address)

Dated: 11.12, 2020



Hoa Nguyen

Property of Cook County Clerk's Office

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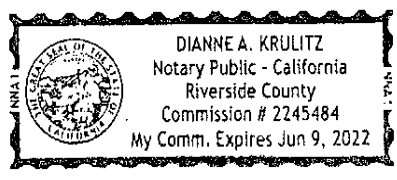
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STATE OF California)
)
 COUNTY OF Inverside) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that HOA NGUYEN, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this 12th day of November, 2020, 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 on November 12, 2020:

Dianne A. Krulitz
 Notary Public



My Commission expires: June 9, 2022

REAL ESTATE TRANSFER TAX		03-Dec-2020
	CHICAGO:	165.00
	CTA:	66.00
	TOTAL:	231.00 *

17-22-103-052-1276 | 20201201676150 | 1-874-012-128
 * Total does not include any applicable penalty or interest due.

Prepared By: Jay Collins
 Collins & Burton, Ltd.
 1300 W. Belmont Ave., Ste. 405
 Chicago, Illinois 60657

REAL ESTATE TRANSFER TAX		03-Dec-2020
	COUNTY:	11.00
	ILLINOIS:	22.00
	TOTAL:	33.00

17-22-103-052-1276 | 20201201676150 | 1-874-679-520

After Recording Return to:

Joseph J. Bogdan
1322 S. Wabash Ave #PR-1
Chicago IL 60605

Send Subsequent Tax Bills to:

Joseph J. Bogdan
1322 S. Wabash Ave #PR-2
Chicago IL 60605

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Unit Parking Space R-1 together with its undivided percentage interest in the common elements in Filmworks Lofts Condominium, as delineated and defined in the Declaration recorded as document number 95380568, in the Northwest Fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office