

# UNOFFICIAL COPY



Doc# 2101913071 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 01/19/2021 11:28 AM PG: 1 OF 3

**WARRANTY DEED  
ILLINOIS STATUTORY**

*20 Bar 5/542*

THE GRANTOR(S), **EMILY DUNCAN**, a widow, of the City of Chicago, County of Cook, State of Illinois, **CONVEY(S) and WARRANT(S) TO LUKE THOMAS KARBAN AND NGOC THI BICH NGUYEN**, not as tenants in common or joint tenants, but as tenants by entirety, of 600 N Dearborn St, APT #1210, Chicago, IL 60654, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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): 13-36-224-042-1001

Address of Real Estate: 2103 N. Campbell Avenue, Unit GN, Chicago, Illinois 60647

*23<sup>rd</sup>* day of *December*, 20 *20*

Emily Duncan

REAL ESTATE TRANSFER TAX		31-Dec-2020
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00 *

13-36-224-042-1001 | 20201201602523 | 1-738-112-992

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

REAL ESTATE TRANSFER TAX		19-Jan-2021
	COUNTY:	195.00
	ILLINOIS:	390.00
	TOTAL:	585.00

13-36-224-042-1001 | 20201201602523 | 0-249-985-040

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STATE OF IL, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Emily Duncan is personally known to me to be the same person whose name is subscribed to the forgoing 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 23<sup>rd</sup> day of December, 20 20

Cheri A Norway (Notary Public)



**Prepared by:**

Joseph M. Talarico, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

**Mail To:**

Collins & Burton, Ltd.  
1300 W. Belmont Avenue  
Suite 405  
Chicago, IL 60657

**Name and Address of Taxpayer:**

Luke Thomas Karban  
Ngoc Thi Bich Nguyen  
2103 N Campbell Avenue  
Unit GN  
Chicago, IL 60647

Property of Cook County Clerk's Office

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EXHIBIT A

## LEGAL DESCRIPTION

UNIT 2103-GN AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-1, A LIMITED COMMON ELEMENT, AND THE EXCLUSIVE RIGHT TO USE STORAGE SPACE 2103-S2, A LIMITED COMMON ELEMENT, IN THE 2103-09 N. CAMPBELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 50 FEET OF LOT 8 IN W.H. POWELL'S SUBDIVISION OF THE NORTH 423 1/2 FEET OF THE EAST 7 ACRES OF LOT 6 IN CIRCUIT COURT PARTITION OF POWELL'S ESTATE OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

AND

THE SOUTH 43.5 FEET OF LOT 8 IN W.H. POWELL'S SUBDIVISION OF THE NORTH 423 1/2 FEET OF THE EAST 7 ACRES OF LOT 6 IN CIRCUIT COURT PARTITION OF POWELL'S ESTATE OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 25, 2012 AS DOCUMENT 1229916054 AND AS AMENDED BY FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 31, 2012 AS DOCUMENT 1230516074.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 2103 N. Campbell Avenue, Unit GN, Chicago, IL 60647

PIN# 13-36-224-042-1001