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Doc# 2105010014 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/19/2021 11:25 AM PG: 1 OF 3

WARRANTY DEED
(Individual to Individual)

T9 005804 1/2

The Grantor, TUYEN NGUYEN married to Liem Pham, of the Village of Orland Park, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to:

BERNICE SMART

of 10433 Austin Ave, Unit C, Oak Lawn, IL 60453, the following described real estate situated in Cook County, Illinois, to-wit:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EAGLE RIDGE CONDOMINIUM IV, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS: DOCUMENT NUMBER 94853963, IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 27-32-102-003-1002

Common Address: 17849 Bernard Drive, Unit 2, Orland Park, IL 60467

SUBJECT TO: Covenants, conditions, and restrictions of record; building lines and easements of record; and 2020 general real estate taxes and subsequent years.

THIS PROPERTY IS NON-HOMESTEAD PROPERTY OF THE SPOUSE OF GRANTOR

Dated this 30th day of October, 2020.

(SEAL)

TUYEN NGUYEN

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Handwritten notes and initials: S, P, S, SC, WOT JP

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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 TUYEN NGUYEN, 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.

Given under my hand and official seal this 30th day of October, 2020.

Michelle M. Esparza
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		12-Jan-2021
	COUNTY:	120.00
	ILLINOIS:	240.00
	TOTAL:	360.00
27-32-102-003-1002 20201101663236 1-387-900-944		

Document Prepared by: MILES W. WIDEIKIS, Attorney at Law
6446 W. 127th St, Palos Heights, IL 60463

MAIL RECORDED DOCUMENT TO	SEND SUBSEQUENT TAX BILLS TO:
<u>Bernice Smart</u>	_____
<u>17849 Bernard Dr #2</u>	_____
<u>Orland Park IL 60467</u>	_____

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LEGAL DESCRIPTION

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EAGLE RIDGE CONDOMINIUM IV, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 94853963, IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
17849 Bernard Drive Unit 2
Orland Park, IL 60467

PIN#: 27-32-102-002-1002

Property of Cook County Clerk's Office