

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2110501425 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/15/2021 12:06 PM Pg: 1 of 3

Dec ID 20210201646413
ST/CO Stamp 1-055-750-672 ST Tax \$195.00 CO Tax \$97.50
City Stamp 1-657-017-872 City Tax: \$2,047.50

FIRST AMERICAN TITLE
FILE # AF1005991

1692

Preparer File: AF1005991
FATIC No.: AF1005991

THE GRANTOR(S) Jenny Nguyen, a single woman, 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 consideration in hand paid, CONVEY(S) and WARRANT(S) to Khang Nguyen and Quynh Nguyen, husband and wife, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety, of the City of Chicago, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

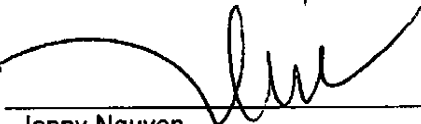
SUBJECT TO:

Covenants, conditions, and restrictions of record; public an utility easements, acts done or suffered through Buyer, all special governmental taxes or assessments confirmed or unconfirmed; general real estate taxes not yet 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): 13122000591002

Address(es) of Real Estate: 2700 W Gregory St 1W
Chicago, Illinois 60625

Dated this 4 day of 4, 2021



Jenny Nguyen



First American
Title Insurance Company

Warranty Deed - Individual

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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, CERTIFY THAT Jenny Nguyen, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 4th day of April, 2021.

Burdh
Notary Public

Prepared by:
Brenda Grauer
4221 Greenwood
Skokie, IL 60076

Mail to:
Mr. + Mrs. Nguyen
1828 W. Magnolia Ln.
Mt. Prospect, IL 60056
Name and Address of Taxpayer: / Grantee's Address
Mr. + Mrs. Nguyen
1828 W. Magnolia
Mt. Prospect IL 60056

Property of Cook County Clerk's Office

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Exhibit "A" – Legal Description

UNIT 1W, IN 2700 WEST GREGORY BUILDING CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOTS 695 AND 696 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NUMBER 3, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (EXCEPT THAT PART LYING NORTHEASTERLY OF LINCOLN AVENUE AND EXCEPT PART TAKEN FOR STREETS) IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THAT PART OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER LYING WEST OF LINCOLN AVENUE IN SAID SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 18, 1950 AND KNOWN AS TRUST NUMBER 12909 AND RECORDED IN THE OFFICE OF THE RECORDED OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23718771; AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

ALSO:

RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

