

# UNOFFICIAL COPY



Doc# 2114619068 Fee \$88.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

MAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2021 03:52 PM PG: 1 OF 5

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 170 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1391573

Mail Tax Statements To: **Richard Ly and Anna Kim Ly, 5010 N MULLIGAN AVE, CHICAGO, IL 60630**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
13-08-329-024-0000**



## GENERAL WARRANTY DEED


**Richard Ly and Anna K. Tran, known now as Anna Kim Ly**, husband and wife, hereinafter grantors, whose tax-mailing address is **5010 N MULLIGAN AVE, CHICAGO, IL 60630**, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Richard Ly and Anna Kim Ly**, husband and wife, as tenants by the entirety hereinafter grantees, whose tax mailing address is **5010 N MULLIGAN AVE, CHICAGO, IL 60630**, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **1433041119, Recorded on 11/26/2014**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

REAL ESTATE TRANSFER TAX		26-May-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-08-329-024-0000   20210301679740   0-021-829-904		

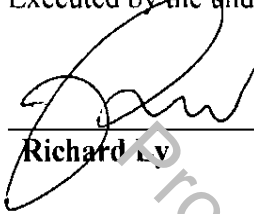
REAL ESTATE TRANSFER TAX		21-May-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-08-329-024-0000   20210301679740   0-975-477-008		

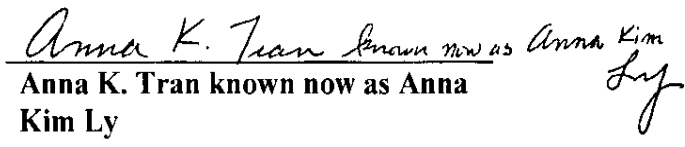
\* Total does not include any applicable penalty or interest due

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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

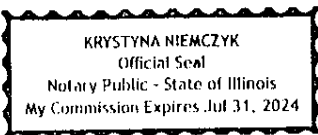
Executed by the undersigned on 5<sup>th</sup> of October, 2020:

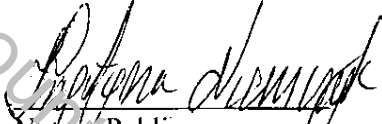
  
\_\_\_\_\_  
Richard Ly

  
\_\_\_\_\_  
Anna K. Tran known now as Anna Kim Ly

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 5<sup>th</sup> OCTOBER, 2020 by **Richard Ly and Anna K. Tran, known now as Anna Kim Ly**, who are personally known to me or have produced DRIVERS LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

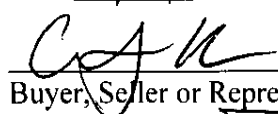


  
\_\_\_\_\_  
Notary Public  
KRYSZYNA NIEMCZYK

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph (d) Section 31-45, Property Tax Code.

Date: 10/05/2020  
  
\_\_\_\_\_  
Buyer, Seller or Representative

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## EXHIBIT A (LEGAL DESCRIPTION)

The Land referred to herein below is situated in the County of COOK, State of IL, and is described as follows:

Lot 5 in the 4th Addition to T. Brenn's Subdivision of part of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 40 North, Range 13 East, of the Third Principal Meridian, in Cook County, Illinois.

Tax ID: 13-08-329-024-0000

PROPERTY ADDRESS 5010 N MULLIGAN AVE, CHICAGO, IL 60630

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5<sup>th</sup> of October, 2020

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said RICHARD LE ANNA KTRAW  
this 5 day of OCTOBER,  
2020.

NOTARY PUBLIC [Signature]



The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 5<sup>th</sup> of October, 2020

[Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said RICHARD LY ANNA KIM LY  
This 5<sup>th</sup> day of OCTOBER,  
2020.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## PLAT ACT AFFIDAVIT

State of Pennsylvania

County of Allegheny

Courtney Kern, being duly sworn on oath, states that Richard Ly and Anna Kim Ly

reside at 5010 N Mulligan Ave Chicago, IL 60630. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Courtney Kern

SUBSCRIBED and SWORN to before me

this 14th day of April, 2021.

Suzanne G Raffle 3-9-2025

