

UNOFFICIAL COPY

4932-6008

This Instrument was prepared by:
CRYSTAL L. SIVER, ESQ.
Crystal Siver Law
1155 Willow Lane
Northbrook, Illinois 60062

Doc#: 2115221264 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2021 02:08 PM Pg: 1 of 2

Dec ID 20210501622454
ST/CO Stamp 0-956-623-120 ST Tax \$370.00 CO Tax \$185.00
City Stamp 0-419-752-208 City Tax: \$3,885.00

After recording, please mail to:

Thone K. Phan
1627 S. Ruble St.
Chicago, IL 60616

Mail Subsequent Tax Bills to:

Thone Khamdeng Phan
1627 S. Ruble St.
Chicago, IL 60616

WARRANTY DEED

Statutory (Illinois)

THE GRANTORS, MANUEL PEREZ, an unmarried man, and DESTINY B. ORTEGA, an unmarried woman, of 1741 W. 18th Pl., Chicago, IL 60608, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, do hereby **CONVEY and WARRANT** unto THONE K. PHAN, an unmarried woman, GRANTEE, of 1627 S. Ruble St., Chicago, IL 60616, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

LOT 32 IN CRANE AND WESSON'S SUBDIVISION OF LOT 2 IN BLOCK 45 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THAT PART OF THE SOUTHEAST QUARTER WHICH LIES WEST OF THE CHICAGO RIVER, OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY: 1627 S. Ruble St., Chicago, IL 60616
PIN: 17-21-304-015-0000

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 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.

UNOFFICIAL COPY

DATED this 24th day of May, 2021.

[Signature] (SEAL)
MANUEL PEREZ

[Signature] (SEAL)
DESTINY ORTEGA
B DBO

State of ILLINOIS)

County of LAKE)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that MANUEL PEREZ and DESTINY ORTEGA, personally known to me to be the same persons whose names 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 24th day of May, 2021.

[Signature]
NOTARY PUBLIC

