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WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Son B. Huynh, Tuoc Ba Huynh, and Thuy Do 6727 High Stone Lane Katy, TX 77449

900 M

Doc#. 2118933193 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/08/2021 11:46 AM Pg: 1 of 3

Dec ID 20210601677024

ST/CO Stamp 0-603-884-816 ST Tax \$275.00 CO Tax \$137.50

City Stamp 2-000-981-264 City Tax: \$2,887.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Son B. Huyan married to Thuy Do and Tuoc Ba Huynh, a single man, of 6727 High Stone Lane, Katy, Texas for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Peter Nguyen and Hai Thi Tran, 18 texands in of, Chicago all right, title, and interest in the following describe I real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-17-122-033-0000

Property Address: 6036 W. Montrose, Chicago, IL 60634

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; 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.

FIRST AMERICAN TITLE FILE # AF 1010529

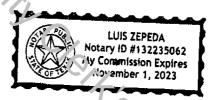
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Dated this day of day	<u>NC, 2021</u> .		
Sn		_ Curl	
Son B. Huynh		Tuoc Ba Huynh	
Mysel			
Thuy Do (signing solely for waiving homestead rights)	the purpose of		
STATE OF)		
) SS,		
COUNTY OF)		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Son B. Huynn, Fuce Ba Huynh, and Thuy Do 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 in the 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 notarial real, this 19th day of Me. 2021.

No ary Public



THIS INSTRUMENT PREPARED BY Chang Legal, LLC 1990 E. Algonquin Rd., Suite 160 Schaumburg, IL 60173

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Cloutier Law Group 120 W. Madison #200-9 Chicago, IL 60602 Peter Nguyen 6036 W. Montrose Chicago, IL 60634

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LEGAL DESCRIPTION

Legal Description: LOT 14 IN BLOCK 2 IN OLIVER L. WATSON'S MONTROSE BOULEVARD ADDITION BEING A SUBDIVISION OF THE SOUTH 40 ACRES OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-17-122-033-0000 (Vol. 341)

Property Address: 6036 West Montrose Avenue, Chicago, Illinois 60634-1637

Property of Cook County Clerk's Office