

UNOFFICIAL COPY

Doc#: 2118933339 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/08/2021 03:24 PM Pg: 1 of 3

Warranty Deed
Statutory (Illinois)
GRANTEES ADDRESS

Dec ID 20210401609357
ST/CO Stamp 0-635-109-648 ST Tax \$1,450.00 CO Tax \$725.00
City Stamp 2-044-395-792 City Tax: \$15,225.00

MAIL TAX BILL TO:

Trieu Hoang Vu
533 N. Marshfield Ave
Chicago, IL 60622

MAIL RECORDED DEED TO:

MICHAEL WASSERMAN PC
105 W MADISON ST. STE 401
CHICAGO, IL 60602

THE GRANTOR(S), **PHILIP J. HORVATH, II and SHEENA M. HORVATH**, a married couple, of the CITY of Chicago, State of ILLINOIS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEY(S) AND WARRANT(S) TO TRIEU HOANG VU, a single person, of 2132 W. Madison St. Apt 2 Chicago, IL 60612, INDIVIDUALLY FOREVER**, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PLEASE SEE THE ATTACHED LEGAL DESCRIPTION.

Permanent Index Number(s): 17-07-224-011-0000
Property Address: 533 N. Marshfield Ave Chicago, IL 60622

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. To have and to hold said premises INDIVIDUALLY FOREVER.

DATED this 16 day of April, 2021.



PHILIP J. HORVATH, II



SHEENA M. HORVATH

Fidelity Title 0021008285

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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 **PHILIP J. HORVATH, II and SHEENA M. HORVATH** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 seal this 16th day of April, 2021.



Kimberly Renee Flynn
Notary Public

REAL ESTATE TRANSFER TAX		30-Apr-2021
	COUNTY:	725.00
	ILLINOIS:	1,450.00
	TOTAL:	2,175.00

17-07-224-011-0000 | 20210401609357 | 0-635-109-648

REAL ESTATE TRANSFER TAX		30-Apr-2021
	CHICAGO:	10,875.00
	CTA:	4,350.00
	TOTAL:	15,225.00 *

17-07-224-011-0000 | 20210401609357 | 2-044-395-792

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

PREPARED BY:
JOHN F. KLUNK
916 SOUTH STATE STREET
LOCKPORT, IL. 60441

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Exhibit "A" – Legal Description

LOT 96 IN FORBUS SUBDIVISION OF BLOCK 17 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office