

UNOFFICIAL COPY

Special Warranty Deed ILLINOIS

Doc#: 2124310088 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2021 10:39 AM Pg: 1 of 2

Dec ID 20210801639775
ST/CO Stamp 1-980-829-456 ST Tax \$238.00 CO Tax \$119.00
City Stamp 1-962-151-696 City Tax: \$2,499.00

Above Space for Recorder's Use Only

THE GRANTORS, HOWARD T. DON and WILLIAM C. DON, ^{both single individuals} for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **MICHAEL PHAN,** in fee title, in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *(See page 2 for "Legal Description" attached here to and made part hereof).*

SUBJECT TO: General taxes for and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Numbers: 17-28-202-055-1004

Address of Real Estate: 2223 S. Princeton Avenue, Unit 1ME, Chicago Illinois 60616

THIS IS NOT HOMESTEAD PROPERTY FOR GRANTORS

The date of this deed of conveyance is August 19, 2021.

Howard T. Don

(SEAL) HOWARD T. DON

William C. Don

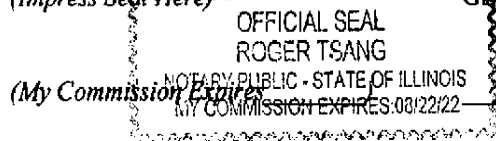
(SEAL) WILLIAM C. DON

(SEAL)

(SEAL)

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HOWARD T. DON and WILLIAM C. DON, 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.

(Impress Seal Here) Given under my hand and official seal August 19, 2021.



Roger Tsang

Notary Public

218804392487P RJS 1002

UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNIT NO 1ME IN THE 268 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 29, 30 AND 31, IN HENRY WALLER'S SUBDIVISION OF THE NORTH 18.122 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF SAID PREMISES LYING NORTH OF A LINE 54 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF 22ND STREET, BEING THAT PART OF SAID PREMISES TAKEN BY CITY OF CHICAGO IN CONDEMNATION FOR WIDENING OF WEST 22ND STREET);

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99962799; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 17-28-202-055-1004

Address of Real Estate: 2223 S. Princeton Avenue, Chicago Illinois 60616

<p>This instrument was prepared by:</p> <p>Law Office of Roger Tsang 2912 South Wentworth Chicago, Illinois 60616</p>	<p>Send subsequent tax bills to:</p> <p>MICHAEL PHAN 2223 S. Princeton Avenue, Unit 1ME Chicago Illinois 60616</p>	<p>Recorder-mail recorded document to:</p> <p>Law Offices of Abid Sabeeh P.O. Box 542 Streamwood, Illinois 60107</p>
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