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Doc#: 2132833095 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/24/2021 03:15 PM Pg: 1 of 3

Dec ID 20211101649391
ST/CO Stamp 1-763-721-872 ST Tax \$168.00 CO Tax \$84.00
City Stamp 0-689-980-048 City Tax: \$1,764.00

File 21-1551 2/4

WARRANTY DEED

Alma Lopez n/k/a Alma Schulz, married to Michael Schulz***, 2604 W. Carmen Ave., Chicago, IL 60625 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Phuong M. Le and Thanh V. Truong**, 4229 N. Keystone Ave., Unit 1G, Chicago, IL 60641 ("Grantee"), not has tenants in common, but as joint tenants with right of survivorship, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 13-15-412-027-1007



Address of Real Estate: 4229 N. Keystone Ave., Unit 1G, Chicago, IL 60641

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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois. *** This is not Homestead property to Michael Schulz.

REAL ESTATE TRANSFER TAX


23-Nov-2021

		COUNTY:	84.00
		ILLINOIS:	168.00
		TOTAL:	252.00

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REAL ESTATE TRANSFER TAX

23-NOV-2021

	CHICAGO:	1,260.00
	CTA:	504.00
	TOTAL:	1,764.00 *

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

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Dated: Nov. 15, 2021

Alma D. Schulz
Alma Lopez n/k/a Alma Schulz

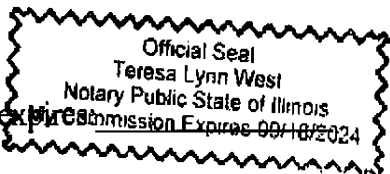
STATE OF IL)
 SS))
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Alma Lopez n/k/a Alma Schulz** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 15th day of November, 2021

Teresa Lynn West
Notary Public



Prepared By:

Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Phuong M. Le and Thanh V. Truong
4229 N. Keystone Ave.
Unit 1G
Chicago, IL 60641

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EXHIBIT "A"

UNIT 1-G AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOTS 12, 13 AND THE NORTH 1/2 OF LOT 16 (TAKEN AS A TRACT) IN BLOCK 8 IN IRVING PARK, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 15 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 5, 1967 AND KNOWN AS TRUST NUMBER 50732 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 20468506, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY).

Tax ID # 13-15-412-027-1007

PIN(S): 13-15-412-027-1007

Property of Cook County Clerk's Office