

761293 ~~UNOFFICIAL~~  
WARRANTY DEED (Illinois)



THIS DEED is made as of the 29 day of October, 2021, by and between

Doc# 2133428013 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/30/2021 09:56 AM PG: 1 OF 5

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

TAM NGUYEN, a married man  
(this is non homestead property to spouse of  
Tam Nguyen)

("Grantor," whether one or more),

and

AMY ALEJANDRA JIMENEZ,  
BRIAN D. JIMENEZ,  
KIMBERLY JEANETTE JIMENEZ,  
*as joint tenants with  
the right of survivorship*  
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

THE EAST 1850 FEET OF THE WEST 64.50 FEET OF THAT PART OF LOTS 17 TO 23 BOTH INCLUSIVE, TAKEN AS A TRACT, LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE WEST LINE OF SAID TRACT, 162.78 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, TO A POINT IN THE EAST LINE OF SAID TRACT, 161.87 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, IN BLOCK 1 IN NABB AND LASS' SUBDIVISION OF PART OF BLOCK 1 IN SPIKINGS' SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTH 13 ACRES THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1915. AS DOCUMENT NO. 5716013.

P.I.N.: 13-11-301-051-0000 (VOL: 331)

COMMONLY KNOWN AS: 5101 N. SPRINGFIELD AVE., UNIT B, CHICAGO, IL 60625

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

S Y  
P 5  
S Y-1  
SC      
INT Ry

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subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 29 day of October, 2021.



TAM NGUYEN

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: Brian D. Jimenez, 5101 N. Springfield, #B, Chicago, IL 60625

SEND SUBSEQUENT TAX BILLS TO: AMY ALEXANDRA JIMENEZ AND BRIAN D. JIMENEZ AND KIMBERLY JEANETTE JIMENEZ  
5101 N. SPRINGFIELD AVE., UNIT B, CHICAGO, IL 60625

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

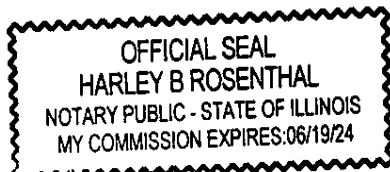
STATE OF IL )  
COUNTY OF Lake ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that TAM NGUYEN is/are 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 he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of October, 2021.

Notary Public 

My Commission Expires: 6-19-24



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File No: 761293

## EXHIBIT "A"

THE EAST 18.50 FEET OF THE WEST 64.50 FEET OF THAT PART OF LOTS 17 TO 23 BOTH INCLUSIVE, TAKEN AS A TRACT, LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE WEST LINE OF SAID TRACT, 162.78 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, TO A POINT IN THE EAST LINE OF SAID TRACT, 161.87 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, IN BLOCK 1 IN NABB AND LASS' SUBDIVISION OF PART OF BLOCK 1 IN SPIKINGS' SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTH 13 ACRES THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1915. AS DOCUMENT NO. 5716013.

Pin: 13-11-301-051-0000

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**REAL ESTATE TRANSFER TAX**

19-Nov-2021



<b>CHICAGO:</b>	1,927.50
<b>CTA:</b>	771.00
<b>TOTAL:</b>	2,698.50 *

13-11-301-051-0000 | 20211101647302 | 0-123-075-728

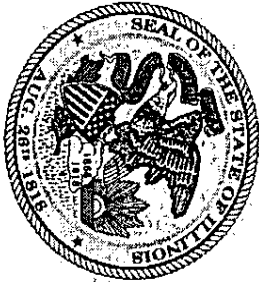
\*Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

19-Nov-2021



<b>COUNTY:</b>	128.50
<b>ILLINOIS:</b>	257.00
<b>TOTAL:</b>	385.50

13-11-301-051-0000

20211101647302

1-462-074-512

Property of Cook County Clerk's Office