

# UNOFFICIAL COPY

FIRST AMERICAN TITLE  
FILE # AP1014211

Doc# 2134028053 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/06/2021 10:20 AM Pg: 1 of 2

## WARRANTY DEED STATUTORY (Illinois)

Dec ID 20211001699077  
ST/CO Stamp 1-723-339-408 ST Tax \$311.50 CO Tax \$155.75

Mail to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name & address of taxpayer: \*

Toan P. Nguyen *Grantee Address*  
8312 Lavergne Avenue  
Burbank, Illinois 60459

THE GRANTOR(S), Jaime D. Guzman, married to Jacqueline Guzman, of the Village of Burbank, County of Cook, State of Illinois for and in consideration of TEN and 00/100ths DOLLARS, and other good and valuable considerations in hand paid,

\*property not homestead for Grantor's spouse

CONVEYS AND WARRANTS to the GRANTEE(S), Toan P. Nguyen, <sup>Phuoc</sup> and \_\_\_\_\_, of Thao Thi Thanh Ngo, City of Chicago, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

**\* HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**

THE SOUTH 1/2 OF LOT 39 (EXCEPT THE WEST 165.75 FEET THEREOF) IN FREDERICK H. BARTLETT'S AERO FIELDS, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 EXCEPT THAT PART THEREOF DEDICATED FOR PUBLIC HIGHWAY BY DOCUMENT NO. 7737153, RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 5, 1922 IN BOOK 175 OF PLATS ON PAGE 20, IN SECTION 33, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said property in fee simple forever.

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; and general real estate taxes not due and payable at the time of Closing.

Permanent Index Number: 19-33-401-091-0000

Property Address: 8312 Lavergne Avenue, Burbank, Illinois 60459

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## WARRANTY DEED STATUTORY (Illinois)

Dated this 12 day of October 2021

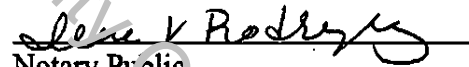
  
\_\_\_\_\_  
Jaime D. Guzman

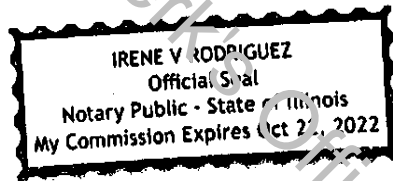
  
\_\_\_\_\_  
Jacqueline Guzman

STATE OF ILLINOIS     )  
  )  
COUNTY OF ~~KANE~~ COOK )

I the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Jaime D. Guzman and Jacqueline Guzman, 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 and delivered the said instrument as their free and voluntary act for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 12 day of October 2021

  
\_\_\_\_\_  
Notary Public



**NAME AND ADDRESS OF PREPARER:**

Joshua P. Eckburg  
Attorney at Law  
Herbert & Eckburg, LLC  
2000 W. Galena Blvd., Suite 210  
Aurora, Illinois 60506  
(630) 844-1257

City of Burbank  
\$ 1,557.50 ONE THOUSAND FIVE HUNDRED  
10/15/21 FIFTY SEVEN DOLLARS & 50/100  
100  
Real Estate Transaction Stamp