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21 CNW 512 0175K

WARRANTY DEED

MAIL RECORDED DEED TO:

Gary Lundeen
806 E. NERGE ROAD
ROSELLE, IL 60172

MAIL TAX BILL TO:

Thao B. Tran and Lan T. Phan
5131 Natchez Ave.
Chicago, IL 60656

Doc#: 2201104167 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2022 09:52 AM Pg: 1 of 3

Dec ID 20211201685469
ST/CO Stamp 0-526-121-616 ST Tax \$310.00 CO Tax \$155.00
City Stamp 1-176-631-952 City Tax: \$3,255.00

(Reserved for Recorders Use Only)

GRANTOR, **5131 N. Natchez, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to **Thao B. Tran and Lan T. Phan**, husband and wife, of Glen Dale Hts, IL, to have and to hold, as Tenants by the Entirety, 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: **13-07-407-023-0000**
Address of Real Estate: **5131 Natchez Ave., Chicago, IL 60656**

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 28th day of DECEMBER, 2021.

Susan P. Cunniff
Susan P. Cunniff, Manager of 5131 N. Natchez, LLC

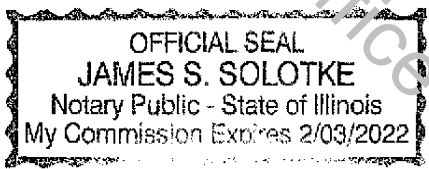
STATE OF Illinois
COUNTY OF COOK SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Susan P. Cunniff, Manager of 5131 N. Natchez, LLC**, personally known to me to be a Member/Manager of the company, and 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 severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of December, 2021.

James S. Solotke
Notary Public

PREPARED BY:
James Solotke
Attorney at Law
1000 Skokie Blvd., Suite 560
Wilmette, IL 60091



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LEGAL DESCRIPTION

Order No.: 21CNW512017SK

For APN/Parcel ID(s): 13-07-407-023-0000

THE SOUTH 33 1/3 FEET OF LOT 15 IN WILLIAM ZELOSKY'S FOSTER AVENUE GARDENS LOTS SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1920 AS DOCUMENT 6856019 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office