

UNOFFICIAL COPY

Doc#: 2206220435 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2022 12:33 PM Pg: 1 of 4

WARRANTY DEED

Illinois Statutory

Individual

Dec ID 20220201630941
ST/CO Stamp 0-993-183-120 ST Tax \$600.00 CO Tax \$300.00

THE GRANTOR(S), THUY T. DUONG n/k/a KATHY T. DUONG, a single woman, never married ("Grantor(s)"), for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE(S), CHLOE BATES and BRIAN BATES, JR. ("Grantee(s)"), wife and husband, to have and to hold as tenants by the entirety, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

*
D

SEE ATTACHED EXHIBIT A

Grantor(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 10-18-206-057-0000

Address(es) of Real Estate: 6527 Maple Street, Morton Grove, IL 60053

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record, condominium association declaration and bylaws, and building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 22 day of February, 2022.


THUY T. DUONG n/k/a KATHY T. DUONG

REAL ESTATE TRANSFER TAX

03-Ma



COUNTY: _____
ILLINOIS: _____
TOTAL: _____

10-18-206-057-0000

| 20220201630941 | 0-993-183

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STATE OF _____

SS

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that THUY T. DUONG n/k/a KATHY T. DUONG, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this _____ day of February, 2022

Notary Public

Commission expires _____, 20____

Prepared by:

Art Sriratana, Esq.
Sadic & Sriratana LLC
33 N. Dearborn St., Ste 1000
Chicago, IL 60602

Mail to:

Chloe Bates and Brian Bates Jr.
6527 Maple Street
Morton Grove IL 60053

SEND SUBSEQUENT TAX BILLS TO:

CHLOE BATES and BRIAN BATES, JR.
6527 Maple Street
Morton Grove, IL 60053

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EXHIBIT A Legal Description

Situated in the County of Cook, State of Illinois, to wit:

Lot 26 of Morton Woods Subdivision being a Subdivision in the North East 1/4 of Section 18, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 10-18-206-057-0000

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

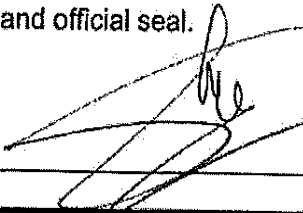
State of California
County of ORANGE

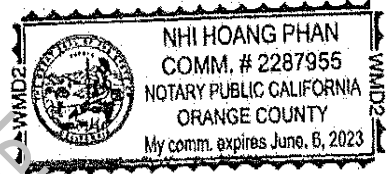
On FEBRUARY 22, 2022 before me, NHI HOANG PHAN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared KATHY THUY DUONG
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Orange County Clerk's Office