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WARRANTY DEED
Statutory Illinois

Doc#: 2214318197 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/23/2022 11:44 AM Pg: 1 of 3

THE GRANTORS,

Dec ID 20220501621371
ST/CO Stamp 2-044-510-096 ST Tax \$635.00 CO Tax \$317.50
City Stamp 1-015-070-608 City Tax: \$6,667.50

**NGUYEN NGUYEN and
TOMOKO YANASE**, husband and
wife, of the City of CHICAGO, State
of ILLINOIS for and in
consideration of TEN DOLLARS
(\$10.00) and other good and valuable
considerations in hand paid,

CONVEYS and WARRANTS TO:

**JAMES D. LYONS and JILL
E. LYONS**, husband and
wife, of
2068 Scottsdale Circle
Wheaton, IL 60189

not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following
described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

Property Index Number (PIN): 10-33-320-018-0000

Subject only to the following, if any: covenants, conditions, and restrictions of record; building lines and
easements, general real estate taxes not yet due and payable at the time of Closing;


hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said premises FOREVER.

Address of Real Estate: 6548 N. Spokane Ave., Chicago, IL 60646

[SIGNATURE ON FOLLOWING PAGE]

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DATED this 11 day of May, 2022.



NGUYEN NGUYEN

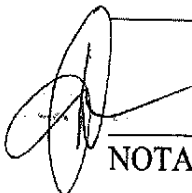


TOMOKO YANASE

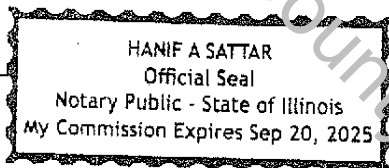
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **NGUYEN NGUYEN and TOMOKO YANASE**, whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 11 day of May, 2022.



NOTARY PUBLIC



Commission expires:
09/20/2025

This instrument was prepared by:

SHERWOOD LAW GROUP
218 N. Jefferson Street
Suite #401
Chicago, IL 60661

Mail to:

Justin C. Strane, Esq.
Front Door Legal
2502 N. Clark St., Ste. 236
Chicago, IL 60614

Send subsequent tax bills to:

James Dan Lyons and Jill Emiko Lyons
6548 N. Spokane Ave.
Chicago, IL 60646

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EXHIBIT "A" Legal Description

Lot 3 in Block 1 in Axel Lonquist's, Devon Avenue Addition being a Subdivision of Lots 28 to 31 in Ogden and Jones Subdivision of Bronsons Partition of Caldwell's Reservation in Townships 40 and 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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