

UNOFFICIAL COPY

Doc#: 2216112232 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/10/2022 11:09 AM Pg: 1 of 3

Dec ID 20220301666763
ST/CO Stamp 1-691-263-056 ST Tax \$655.00 CO Tax \$327.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Phillip Chung and Nhi Truong
1523 Elliot St.,
Park Ridge, IL 60068 LH

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Phillip Chung and Nhi Truong
1523 Elliot St.,
Park Ridge, IL 60068 LH

THE GRANTORS: Varkey Kuriakose and Mary Kuriakose, husband and wife, of 8304 N. Park Ave., Niles, IL 60714, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Phillip Chung and Nhi Truong, husband and wife, of 1523 Elliot St., Park Ridge, IL 60068, to have and to hold as Joint Tenants, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 8304 N. Park Ave., Niles, IL 60714
PIN: 09-14-402-045-0000 W

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after 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.

226ND739014RU 1/2 AWAL

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DATED this 27th day of May, 2022.

Varkey Kuriakose
Varkey Kuriakose

Mary Kuriakose
Mary Kuriakose

STATE OF IL)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Varkey Kuriakose and Mary Kuriakose**, 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 individually acknowledged that they signed 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 27th day of May, 2022.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

James Vachachira
Attorney at Law
834 E. Rand Rd., Suite 3
Mt. Prospect, IL 60056

OFFICIAL SEAL
JAMES J VACHACHIRA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/10/2025

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
05/27/22
8304 W. Park Ave.
28397 \$ 1965

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LEGAL DESCRIPTION

Order No.: 22GND739014RM

For APN/Parcel ID(s): 09-14-402-045-0000

LOT 26 (EXCEPT THE EAST 48.0 FEET THEREOF AS MEASURED ON THE NORTH AND SOUTH LINES OF SAID LOT) AND THE EAST 40 FEET OF LOT 27 AS MEASURED ON THE NORTH AND SOUTH LINES OF SAID LOT IN BLOCK 1 IN PATER'S MILWAUKEE AVENUE HEIGHTS, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, LYING WEST OF MILWAUKEE AVENUE, ALSO THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPT THEREFROM, A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF MILWAUKEE AVENUE, 203 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE CENTER LINE OF MILWAUKEE AVENUE AND THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE CENTER LINE OF MILWAUKEE AVENUE 150 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE CENTER LINE OF MILWAUKEE AVENUE, 275 FEET; THENCE NORTHEASTERLY 150 FEET OF THE CENTER LINE OF MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF MILWAUKEE AVENUE 275 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office