

# UNOFFICIAL COPY

Doc#: 2233610065 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/02/2022 01:38 PM Pg: 1 of 3

Dec ID 20221101602129  
ST/CO Stamp 0-425-334-096 ST Tax \$204.00 CO Tax \$102.00  
City Stamp 0-693-769-552 City Tax: \$2,142.00

768500 1/2

## WARRANTY DEED (Illinois)

THIS DEED is made as of the 1 day of  
November, 2022, by and between

✓ MEKONG INVESTMENT, INC.  
("Grantor," whether one or more),

and

✓ HENRY JONES, ✕  
J.

✕ A MARRIED MAN AS SOLE  
("Grantee," whether one or more). OWNER

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

ALL OF LOT TWO (2) THE SOUTH (5) FEET OF LOT THREE (3), IN BLOCK ONE (1) IN NORTH SHELDON HEIGHTS FIRST ADDITION, BEING A SUBDIVISION OF LOT ONE (1) (EXCEPT THE EAST 138 FEET AND EXCEPT THE NORTH HALF (1/2) OF THE WEST 222 FEET THEREOF) AND OF LOT FOUR (4) (EXCEPT THE WEST 914.9 FEET OF THE SOUTH 141 FEET THEREOF), ALL IN THE SUBDIVISION OF LOTS 59 AND 62 IN SCHOOL TRUSTEES' SUBDIVISION IN SECTION 16, TOWN 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

See attached.

COMMONLY KNOWN AS: 11039 S WALLACE ST, CHICAGO, IL 60628

PARCEL INDEX NUMBER (PIN): 25-16-325-011-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 01 day of November, 2022.

Steven Q. Nguyen  
 MEKONG INVESTMENT, INC.  
 BY: STEVEN Q. NGUYEN, PRESIDENT

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

HENRY J. JONES  
11039 S. WALLACE ST. CHICAGO, IL 60628

SEND SUBSEQUENT TAX BILLS TO: HENRY JONES  
 11039 S WALLACE ST, CHICAGO, IL 60628

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

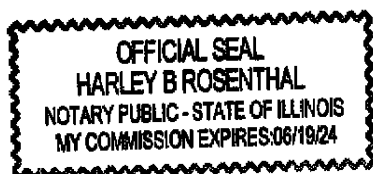
STATE OF IL )  
 COUNTY OF Lake ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that STEVEN Q. NGUYEN, PRESIDENT FOR MEKONG INVESTMENT, INC. is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of November, 2022.

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

My Commission Expires: 6.19.24



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File No: 768500

## EXHIBIT "A"

ALL OF LOT TWO (2), THE SOUTH (5) FEET OF LOT THREE (3), IN BLOCK ONE (1) IN NORTH SHELDON HEIGHTS FIRST ADDITION, BEING A SUBDIVISION OF LOT ONE (1) (EXCEPT THE EAST 138 FEET AND EXCEPT THE NORTH HALF (1/2) OF THE WEST 293 FEET THEREOF) AND ALL OF LOT FOUR (4) (EXCEPT THE WEST 914.90 FEET OF THE SOUTH 141 FEET THEREOF), ALL IN THE SUBDIVISION OF LOTS 59 AND 62 IN SCHOOL TRUSTEES' SUBDIVISION IN SECTION 16, TOWN 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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