

Saturn Title  
2334773  
1 of 2

**WARRANTY DEED**  
**Statutory (Illinois)**

THE GRANTOR(S), Samuel Clark, A single man of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Eric V. Nguyen, a single man of 415 W. Howard St., Chicago, IL 60202,

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

**See Attached Exhibit A**

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

Subject, however, to the general taxes for the year of 2022 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-14-207-040-1026 & 13-14-207-040-1075 PIN#

Property Address: 3201 W. Leland Ave., Unit 402, Chicago, IL 60625

Dated March 17 2023.

Samuel Clark  
**Samuel Clark**

# UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF Cook )

) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Samuel Clark 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 acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

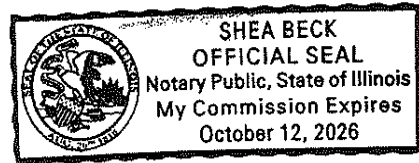
Given under my hand and notarial seal, this 7 day of March, 2023

[Signature]  
Notary Public

My commission expires: 10/12/26

**THIS DOCUMENT PREPARED BY:**

Anthony Nicpon  
7316 W. Myrtle  
Chicago, IL 60631



**MAIL TAX BILL TO:**

Eric V. Nguyen  
415 W. Howard St.  
Chicago, IL 60202

**MAIL RECORDED DEED TO:**

Eric V. Nguyen  
415 W. Howard St.  
Chicago, IL 60202

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

Legal:

**PARCEL 1:**

**UNIT 402 AND GU30 IN THE LELAND CROSSING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**PARTS OF BLOCK 13 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS RIGHT OF WAY; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1015344023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE AFORESAID PARCEL(S) FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 2, 2010 AS DOCUMENT NUMBER 1015344022.**

**Commonly known address: 3201 W. Leland Ave., Unit 402, Chicago, IL 60625**

**PIN #: 13-14-207-040-1026**

**PIN #: 13-14-207-040-1075**

Office of Cook County Clerk's Office