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Doc#: 2309529107 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2023 11:54 AM Pg: 1 of 3

Dec ID 20230301679209
ST/CO Stamp 0-458-242-256 ST Tax \$840.00 CO Tax \$420.00

WARRANTY DEED

23G NW 891175 Rm

AFTER RECORDING MAIL TO:

X 4933 Coyle Ave

Skokie, IL 60077

Matthew Kugler
& Amancay Kugler

MAIL REAL ESTATE TAX BILL TO:

Matthew Kugler and Amancay Kugler
4933 Coyle Ave.
Skokie, IL 60077

(Reserved for Recorders Use Only)

THE GRANTOR: Jennifer Nguyen, married to Thien Nguyen, of 4933 Coyle Ave., Skokie, IL 60077, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Matthew Kugler and Amancay Kugler**, husband and wife, of 2829 N Maplewood Ave Chicago, to have and to hold, as Tenants by the Entirety, 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: 4933 Coyle Ave., Skokie, IL 60077
PIN: 10-33-222-046-0000

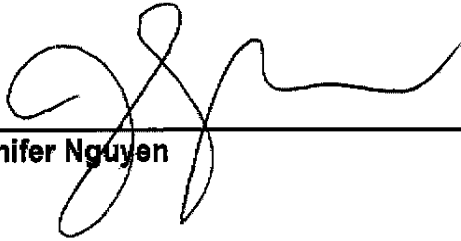
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

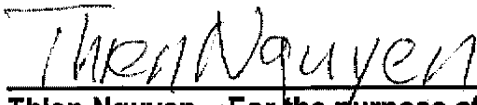
Chicago Title

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DATED this 31st day of MARCH, 2023.



Jennifer Nguyen



Thien Nguyen – For the purpose of
waiving homestead rights

STATE OF ILL)
COUNTY OF COOK) SS

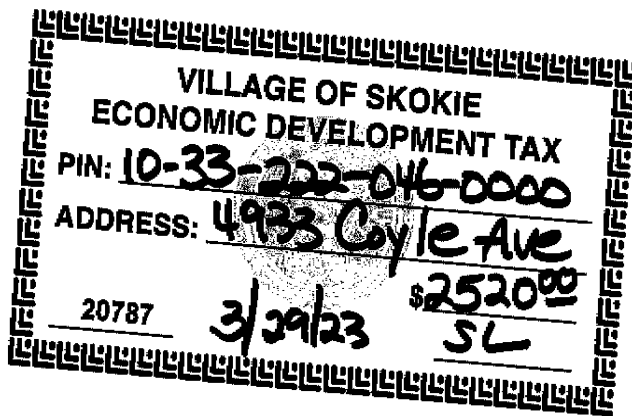
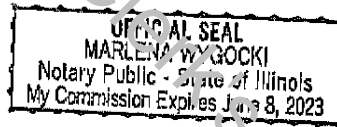
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Jennifer Nguyen and Thien Nguyen**, personally known to me to be the same person/s whose name/s is/are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 31 day of March, 2023.



Notary Public

NAME AND ADDRESS OF PREPARER:
Law Office of Abid Sabeeh
PO Box 542
Streamwood, IL 60107



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GNW891175RM

For APN/Parcel ID(s): 10-33-222-046-0000

THE WEST 1 FOOT OF LOT 10, ALL OF LOT 11, AND THE EAST 16 FEET OF LOT 12 IN KRENN DATO'S PRATT MORSE SUBDIVISION BEING A SUBDIVISION OF LOT 3 IN COUNTY CLERKS DIVISION OF FRACTIONAL SECTION 33, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED SEPTEMBER 22, 1924 AS DOCUMENT 8600003, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office