

UNOFFICIAL COPY

Doc#: 2310913074 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/19/2023 11:56 AM Pg: 1 of 2

Dec ID 20230401690573

ST/CO Stamp 1-216-603-344 ST Tax \$630.00 CO Tax \$315.00

City Stamp 1-051-714-768 City Tax: \$6,615.00

WARRANTY DEED

Mail recorded deed to:

Mark E. Edison

Attorney at Law

1415 W. 22nd St., Tower Floor

Oak Brook, IL 60523

Mail future tax bills to:

Timothy Ryan

6745 N. Dowagiac Ave.

Chicago, IL 60646

The Grantor, NEKKI PHAM, divorced and not since remarried, for and in consideration of Ten (\$10.00) dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to TIMOTHY RYAN, 6745 N. Dowagiac Ave., Chicago, IL 60646, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 12 IN BAILEY'S ADDITION TO EDGEBROOK, BEING A RESUBDIVISION OF THE SOUTHWESTERLY HALF OF THE NORTHEASTERLY HALF OF LOT 45 IN OGDEN AND JONES SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVATION OF TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1956 AS DOCUMENT 16547521, IN COOK COUNTY, ILLINOIS,

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

Permanent Real Estate Index Number: 10-33-300-015-0000

Address of Real Estate: 6745 N. Dowagiac Ave., Chicago, IL 60646

Subject to: Covenants, conditions, and restrictions of record and to General Taxes for year 2022 and subsequent years.

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Dated this 11th day of April 2023.

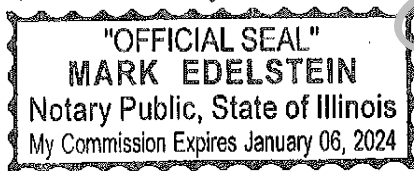


NIKKI PHAM

STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that NIKKI PHAM, 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 she signed, sealed and delivered the instrument as 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 notarial seal, this 11th day of April 2023.





Notary Public

My commission expires on 1-6-24.

This instrument was prepared by Mark Edelstein, 3825 W. Montrose Ave., Chicago, IL 60618