

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

FIDELITY NATIONAL TITLE SC22018258

WARRANTY DEED 1 OF 2

Doc#: 2311519098 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/25/2023 12:39 PM Pg: 1 of 2

Dec ID 20230401696271

ST/CO Stamp 0-408-810-704 ST Tax \$275.00 CO Tax \$137.50

City Stamp 0-953-349-328 City Tax: \$2,887.50

ILLINOIS

Individual to Individual

The GRANTORS,  
NAM HUYNH AND NATASHA HUYNH,  
husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in  
consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable  
consideration, in hand paid, CONVEYS and WARRANTS to GRANTEE, LINDA  
NGUYEN ~~AND TINH NGUYEN~~, an unmarried person, of ~~the~~ the  
following described Real Estate situated in the County of Cook in the State of Illinois, to  
wit; ~~1238 Woodford Falls Ct., Ballwin, MO 63021~~

LOT 19 IN S.W. ROTH'S SUBDIVISION OF 5 ACRES IN THE SOUTHWEST 1/4 OF SECTION 11,  
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

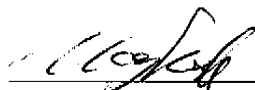
SUBJECT TO: (1) real estate taxes for the year 2022 and subsequent years;  
(2) covenants conditions and restrictions of record and building lines and easements, if  
any, provided they do not interfere with the current use and enjoyment of the property.  
Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of  
the State of Illinois.


PERMANENT INDEX NUMBER: 16-11-302-019-0000


ADDRESS OF REAL ESTATE: 344 N. Avers  
Chicago, IL 60624



This Address is for informational purposes and is not a part of this conveyance.

Dated April 11, 2023.

  
Nam Huynh

  
Natasha Huynh

REAL ESTATE TRANSFER TAX		18-Apr-2023
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *
16-11-302-019-0000   20230401696271   0-953-349-328		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		18-Apr-2023
 	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50
16-11-302-019-0000   20230401696271   0-408-810-704		

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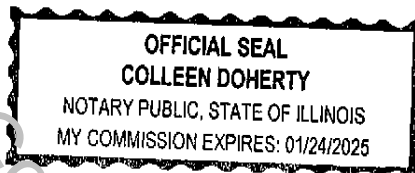
STATE OF ILLINOIS                    )  
   )  
 COUNTY OF COOK                    )

SS

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **NAM HUYNH AND NATASHA HUYNH**, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, that they appeared before me this day in person and acknowledge that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein forth.

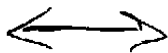
GIVEN under my hand and official seal, this 11<sup>th</sup> day of April,  
 2023.

  
 NOTARY PUBLIC



AFTER RECORDING MAIL TO:

Same



SEND SUBSEQUENT TAX BILLS TO:

Linda Nguyen and Tina Nguyen  
344 N. Avers  
Chicago, IL 60624

DEED PREPARED BY:

Kolpak Law Group LLC  
 6767 N. Milwaukee Ave #202, Niles, IL 60714