

# UNOFFICIAL COPY

PT23-91983 1/2

## WARRANTY DEED

**MAIL RECORDED DEED TO:**  
Mr. Niko Maniakouras  
7808 W. College Dr., Ste. 4SW  
Orland Park, IL 60463

Doc#: 2315712064 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/06/2023 10:58 AM Pg: 1 of 3

Dec ID 20230501624996  
ST/CO Stamp 0-485-042-896 ST Tax \$511.00 CO Tax \$255.50

**MAIL TAX BILL TO:**  
Tommy Nguyen  
3700 Linneman St.  
Glenview, IL 60025

(Reserved for Recorders Use Only)

THE GRANTOR(S), **NIK GEORGE (a/k/a Nikola George) and MONICA GEORGE**, husband and wife, of 3700 Linneman St, Glenview, IL 60025, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, CONVEY(S) AND WARRANTS(S) to **TOMMY NGUYEN**, an unmarried man, of 4628 W Sable Way, Peoria, IL 61615, to have and to hold, all interest in the following described real estate, situated in Lake County, State of Illinois, to wit:

Lot 2 in Kohl's Subdivision of the West 132.0 feet of the East 1056.0 feet of the South 220.79 feet of the South 441.57 feet of Lot 7 in County Clerks Division of the South 1/2 of Section 33, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): **04-33-300-069-0000**  
Property Address: **3700 Linneman St., Glenview, IL 60025**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, covenants, conditions and restrictions of record; (d) Zoning laws and Ordinances; (e) Easements for private, public utilities, roads and highways; party wall rights and agreements, if any; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

OPER TITLE, LLC

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Dated this 17<sup>th</sup> day of May, 2023.

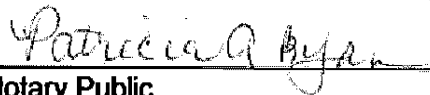
  
\_\_\_\_\_  
NIKOLA GEORGE

  
\_\_\_\_\_  
MONICA GEORGE

STATE OF FLORIDA )  
 ) SS.  
COUNTY OF Lee )

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

Given under my hand and notarial seal, this 17 day of May, 2023.

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



**PREPARED BY:**  
Henderson & Henderson  
Attorney at Law  
1641 N. Milwaukee Ave., Suite 4  
Libertyville, IL 60048

PROPERTY OF COOK County Clerk's Office

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## "EXHIBIT A" ADDENDUM

Lot 2 in Kohl's Subdivision of the West 132.0 feet of the East 1056.0 feet of the South 220.79 feet of the South 441.57 feet of Lot 7 in County Clerks Division of the South 1/2 of Section 33, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID(s): 04-33-300-069-0000,

Property of Cook County Clerk's Office