

WARRANTY DEED (Illinois) **UNOFFICIAL COPY**

THIS DEED is made as of the 22 day of June, 2023, by and between

Doc#: 2318112013 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/30/2023 09:32 AM Pg: 1 of 3

TAM NGUYEN, MARRIED TO THUY NGUYEN (THIS IS NON HOMESTEAD TO THUY NGUYEN)

Dec ID 20230601659251
ST/CO Stamp 1-013-468-880 ST Tax \$440.00 CO Tax \$220.00
City Stamp 1-872-072-400 City Tax: \$4,620.00

("Grantor," whether one or more),

and

** Corey*
CORY WOJKIEWICZ AND DEBRA WOJKIEWICZ, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON OR JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY *5906 N. NAVARRE CHICAGO IL 60631*

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

Lots 21 and Lot 22 in Block 7 in Wilsons Resubdivision of Blocks 85, 86, 92, 93 and 94 in Norwood Park in Section 6 Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 13-06-402-020-0000 (VOL: 510)

COMMONLY KNOWN AS: 5906 N. NAVARRE AVE, CHICAGO, IL 60631

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

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Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2022 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 22 day of June, 2023.

TAM NGUYEN
TAM NGUYEN

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: Corey Wojtkiewicz & Debra Wojtkiewicz 5906 N. Navarre Ave
Chicago IL 60631

SEND SUBSEQUENT TAX BILLS TO: CORY WOJTKIEWICZ AND DEBRA WOJTKIEWICZ
5906 N. NAVARRE AVE, CHICAGO, IL 60631

OR

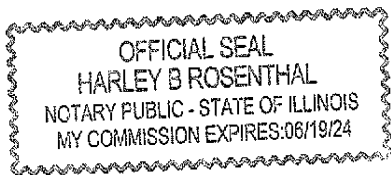
RECORDER'S OFFICE BOX NO. _____

STATE OF IL }
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that TAM NGUYEN is 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 he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of June, 2023.

Notary Public [Signature]



My Commission Expires: 6-19-24

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LEGAL DESCRIPTION

Lots 21 and Lot 22 in Block 7 in Wilsons Resubdivision of Blocks 85, 86, 92, 93 and 94 in Norwood Park in Section 6 Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address Given: 5906 N. NAVARRE AVE, CHICAGO, IL 60631

Permanent Index Number: 13-06-402-020-0000

Property of Cook County Clerk's Office