

UNOFFICIAL COPY

23SA916101494 Bmlg2
CT
WARRANTY DEED

Mail recorded deed to:
Anan Le and Ngo Nhu
2444 W. Berwyn Ave., Unit 2N
Chicago, IL 60625

Mail tax bills to:
Anan Le and Ngo Nhu
2444 W. Berwyn Ave., Unit 2N
Chicago, IL 60625

Doc#. 2318849183 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2023 01:49 PM Pg: 1 of 3

Dec ID 20230601661426
ST/CO Stamp 1-449-533-136 ST Tax \$210.00 CO Tax \$105.00
City Stamp 0-462-384-848 City Tax: \$2,205.00

The Grantor, TIM HUY AN formerly known as HUNG HUY AN, unmarried, 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 ANAN LE and NGO NGUYENKIM QUYNH NHU, 6748 N. Artesian Ave., Chicago, IL 60645, as joint tenants and not as tenants in common, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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: 13-12-235-061 1004

Address of Real Estate: 2444 W. Berwyn Ave., Unit 2N, Chicago, IL 60625

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

Dated this July 5, 2023


TIM HUY AN

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STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT TIM HUY AN formerly known as HUNG HUY AN, 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 the instrument as his 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 July 5, 2023.



Notary Public

My commission expires on 1-6-24.

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



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LEGAL DESCRIPTION

Order No.: 23SA9610149LP

For APN/Parcel ID(s): 13-12-235-061-1004

UNIT NUMBER 2N IN THE 2444-2446 WEST BERWYN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11 AND 12 IN HERBERT M. ROSENTHAL AND ROY M. SCHOENBROD'S BUDLONG WOODS ADDITION, BEING A RESUBDIVISION OF LOTS 8 TO 13 BOTH INCLUSIVE IN THE ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH CERTAIN STRIPS OF LAND ADJOINING SAID LOTS 8 TO 13 IN THE ASSESSOR'S DIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001003678 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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