

UNOFFICIAL COPY

WARRANTY DEED

Individual to Individual

Doc#: 2322713458 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/15/2023 02:38 PM Pg: 1 of 2

Dec ID 20230801695047
ST/CO Stamp 0-977-929-680 ST Tax \$407.50 CO Tax \$203.75
City Stamp 1-990-654-416 City Tax: \$4,278.75

THE GRANTOR, Novelyn Andaya of the City or Village of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration (\$10.00), in hand paid,

CONVEYS and WARRANTS TO, Thi Ngan Thu Tran and Kiem Tran **AS JOINT TENANTS** of, **5009 N. LAWRENCE AVE.**

CHICAGO, IL 60630 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**Tang Tran a married man
**an unmarried woman
See Attached Legal Description*

PERMANENT TAX NO.: **13-17 101-066-0000**
Commonly known as: **6256 W. Lawrence, Chicago, IL 60630**

SUBJECT TO: General Real Estate Taxes for the year 2022 and subsequent years, covenants, conditions, and restrictions of record. Grantor is hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 5th day of August, 2023

Novelyn Andaya

Novelyn Andaya

FIRST AMERICAN TITLE
FILE # AF1035872

State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Novelyn Andaya, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

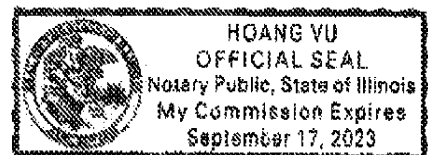
Given under my hand and official seal, this 5th day of August, 2023, My Commission Expires 9/17/23

[Signature]

Notary Public

This instrument was prepared by John F. Cloutier, 120 W. Madison #200-9, Chicago, IL 60602
MAIL TO:

DEED + FUTURE TAX BILLS
THI NGAN THU + KIEM TRAN
6256 W. LAWRENCE AVE.
CHICAGO, IL 60630



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LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THAT PART OF LOT 6 LYING NORTH OF THE SOUTH 40 FEET OF SAID LOT 6 IN BLOCK 2 IN F.H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION IN THE NORTHWEST 1/4, OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office