

UNOFFICIAL COPY

Doc#. 2329333172 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/20/2023 11:07 AM Pg: 1 of 3

WARRANTY DEED

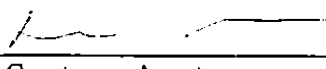
THE GRANTOR(s), DUONG D. PHAM a/k/a DUONG PHAM, a single person, HAI H. PHAM AND NHUNG T. NGUYEN A/K/A NHUNG THI MONG NGUYEN, husband and wife, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEY and WARRANT to DUONG PHAM, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Dec ID 20231001648163
ST/CO Stamp 1-057-889-232
City Stamp 0-839-982-032

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT.

Exempt transfer under the Real Estate Transfer Act section 305/4, subsection E [35 ILCS 305/4]

PIN(s): 13-12-200-046-0000

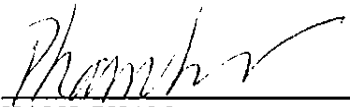

Grantee or Agent

Address: 5541 N. California Ave.
Chicago, IL 60625


MAIL AND TAX BILLS TO:
Owner of Record
5541 N. California Ave.
CHICAGO, IL 60625

Dated this the 31 day of September 2023.

Grantor(s):


HAI H. PHAM

Grantor(s):


NHUNG T. NGUYEN A/K/A
NHUNG THI MONG NGUYEN

Grantor(s):


DUONG D. PHAM A/K/A
DUONG PHAM

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STATEMENT BY GRANTOR AND GRANTEE

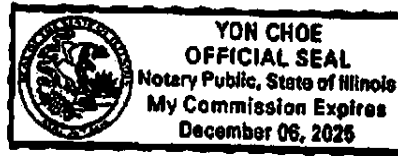
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 13th day of SEP 2023.

Signature *Yon Cho*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTOR
THIS 13th DAY OF SEP 2023

Yon Cho
NOTARY PUBLIC



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated this 13th day of SEP 2023.

Signature *Yon Cho*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTEE
THIS 13th DAY OF SEP 2023.

Yon Cho
NOTARY PUBLIC

