UNOFFICIAL COPY

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:

Doc#. 2329333172 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 10/20/2023 11:07 AM Pg: 1 of 3

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

SEE LEGAL DESCRIPTION	
ATTACHED HERETO AS EXHIBIT	•

PIN(s):

13-12-200-046-0000

Address:

5541 N. California Ave.

Chicago, IL 60625

Dated this the $\frac{3}{2}$ day of September 2023.

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

Grantee or Agent

MAIL AND TAX BILLS TO:

Owner of Record 5541 N. California Ave. CHICAGO, IL 60625

Grantor(s):

HÁI H. PHAM

Grantor(s):

Duong D. Pham a/k/a

DUONG PHAM

Grandon 3).

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

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DUONG D. PHAM A/K/A DUONG PHAM, HAI H. PHAM AND NHUNG T. NGUYEN A/K/A NHUNG THI MONG NGUYEN, 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 13th day of September 2023.



LEGAL DESCRIPTION:

THE SOUTH 7 ½ FEET OF LOT 678 AND ALL OF LOT 679 IN WILLIAM H. BRITIGANS BUDLONG WOODS GOLF CLUB ADDITION NO. 3 BEING A SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ (EXCEPT THAT PART LYING NORTHEASTERLY OF LINCOLN AVENUE AND ¿) CEPT THAT PART TAKEN OF STREET) OF SECTION 12, TOWNSHIP 40 NORTH, KANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THAT PART OF THE NORTH ½ OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ LYING WEST OF LINCOLN AVENUE IN SAID SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 13-12-200-046-0000

ADDRESS OF REAL ESTATE: 5541 N. California Ave., Chicago, IL 60625

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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 15 day of SEP 2023.

Signature

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOK

THIS BAL DAY OF SEP 2023

NOTARY PUBLIC

YON CHOE
OFFICIAL SEAL
Notery Public, State of Nilnois
My Commission Expires
December 06, 2025

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 12 day of SEF 2023.

Signature

Grantée or Ageni

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEE

THIS BY DAY OF SEP 2023.

NOTARY PUBLIC

YON CHOE
OFFICIAL SEAL
Notery Public, State of Illinois
My Commission Expires
December 08, 2025