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773102

WARRANTY DEED


 2332428101
 Doc# 2332428101 Fee \$88.00
 RHSP FEE:\$18.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH
 COOK COUNTY CLERK
 DATE: 11/20/2023 03:39 PM PG: 1 OF 5

 RECORDER'S STAMP

THE GRANTOR,

MARGARET M. FARINA, N/K/A MARGARET M. TYRKA, married to Keith D. Tyrka,

of the City of Chicago, in the County of Cook and State of Illinois, for and in consideration of Ten and No/100ths Dollars and other good and valuable consideration, in hand paid

Citywide Title Corporation
111 W. Washington St. Ste. 1301
Chicago IL 60602

CONVEYS and WARRANTS to

THI NGOC HA NGUYEN AND HUU HOAI NGUYEN, Husband and Wife, as Tenants by the Entirety, Of: 212 W. Washington #1105, Chicago, IL,

the following described Real Estate, situated in the COUNTY of Cook, in the State of Illinois, to-wit:


UNIT NO. 1109, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE CITY CENTRE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010527300, AS AMENDED FROM TIME TO TIME, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS CONTAINED IN THE DOCUMENT LISTED BELOW INCLUDING BUT NOT LIMITED TO PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF THE AFORESAID PARCEL AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED JUNE 1 1999 AND RECORDED JUNE 3, 1999 AS DOCUMENT 99530391. See attached *CP*

Property Address: 208 West Washington Street, Unit 1109, Chicago, IL 60605
P.I.N. 17-09-44-40-321-083 17-09-44-032-1083

Subject to real estate taxes not yet due and payable, covenants, conditions, restrictions and special assessments confirmed after the date of the contract, if any, easements of record, building lines, zoning ordinances, public right of ways for roads and highways, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Dated this 6 day of October, 2023


MARGARET M. FARINA,
N/K/A MARGARET M. TYRKA

THIS IS NOT HOMESTEAD PROPERTY

Ronald Kas.

This document prepared by the Law Office of Ronald M. Kas, 2272 95th Street, Naperville, Illinois 60564

S Y
P 5
S 1
SCY
INT 200

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Warranty Deed

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARGARET M. FARINA, N/K/A MARGARET M. TYRKA**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of their right of homestead.

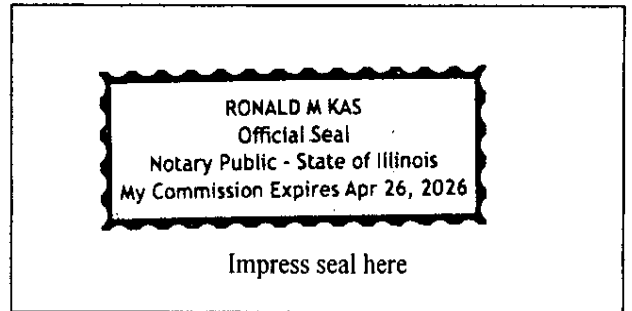
Given under my hand and official seal this

6 day of October, 2023.



NOTARY PUBLIC

My commission expires 4-26-26



This instrument was prepared by: Ron Kas, 2272 95th St. Naperville, IL 60564

Mail to:

Bradford Miller
10 S. LaSalle
Suite 2920
Chicago, IL 60603

TAX BILLS TO:

Thi Ngo, Ha Nguyen and Huu Hoai Nguyen
208 West Washington Street
Unit 1109
Chicago, IL 60606

Recorder's Office Box No. _____

THIS IS NOT HOMESTEAD PROPERTY

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REAL ESTATE TRANSFER TAX

08-Nov-2023



CHICAGO:	1,762.50
CTA:	705.00
TOTAL:	2,467.50

17-09-444-032-1083 | 20231101669879 | 0-873-453-520

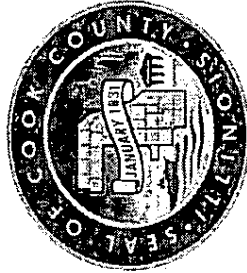
* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

08-Nov-2023



COUNTY:
ILLINOIS:
TOTAL:

117.50
235.00
352.50

17-09-444-032-1083

20231101669879

1-543-755-728

Property of Cook County Clerk's Office

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File No: 773102

EXHIBIT "A"

UNIT NO. 1109, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE CITY CENTRE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010527300, AS AMENDED FROM TIME TO TIME, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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17-09-444-032-1083 *R*

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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