

A 23-25833  
**WARRANTY DEED**  
 ILLINOIS STATUTORY

**UNOFFICIAL COPY**

Doc#: 2334213090 Fee: \$107.00  
 Karen A. Yarbrough  
 Cook County Clerk  
 Date: 12/08/2023 09:55 AM Pg: 1 of 2

Dec ID 20230901626441  
 ST/CO Stamp 0-220-258-256 ST Tax \$365.00 CO Tax \$182.50  
 City Stamp 1-134-878-672 City Tax: \$3,832.50

Mail to:  
**TRIDENT ONE HOLDINGS INC**  
**536 N MICHIGAN AVENUE # 536**  
**CHICAGO, IL 60611-3755**  
 Name & Address of Taxpayer:  
**TRIDENT ONE HOLDINGS INC.**  
**500 N MICHIGAN AVE # 536**  
**CHICAGO, IL 60611**

(Space for Recorder's Use)

THE GRANTOR(S), **JOHN FONG and PATRICIA FONG, husband and wife,**  
 of the **CITY** of **CHICAGO**, County of **COOK** State of **ILLINOIS**  
 for and in consideration of **.....\$ 365,000.00 .....** DOLLARS  
 and other good and valuable consideration, to be paid, CONVEY(S) and WARRANT(S) to  
 THE GRANTEE(S), **TRIDENT ONE HOLDINGS INC.,**

(Grantee's Address) **500 N MICHIGAN AVE # 536, CHICAGO, IL 60611**  
 of the **CITY** of **CHICAGO**, County of **COOK** State of **IL**  
 in the form of ownership: **FEE SIMPLE**

all interest in the following described real estate situated in the County of **COOK**, in the State of Illinois to wit:  
**LOT 12 IN BLOCK 3 IN WALKER AND ARMOUR'S ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 7 AND 8  
 IN THE SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST  
 ONE-QUARTER (1/4) OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
 MERIDIAN, IN COOK COUNTY, ILLINOIS**

**\*\* NON-HOMESTEAD PROPERTY \*\***

REAL ESTATE TRANSFER TAX		29-Nov-2023
	CHICAGO:	2,737.50
	CTA:	1,095.00
	TOTAL:	3,832.50
16-13-325-030-0000   20230901626441   1-134-878-672		

REAL ESTATE TRANSFER TAX		29-Nov-2023
	COUNTY	182.50
	ILLINOIS	365.00
	TOTAL:	547.50
16-13-325-030-0000   20230901626441   0-220-258-256		

\* Total does not include any applicable penalty or interest due.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

~~by releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois~~

Permanent Index Number(s): **16 13 325 030 0000**

Property Address: **1130 S ALBANY AVENUE, CHICAGO, IL 60612**

# UNOFFICIAL COPY

Dated this 28 day of NOVEMBER, 2023

(Seal)

*[Signature]*  
JOHN FONG

(Seal)

(Seal)

PATRICIA FONG

(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

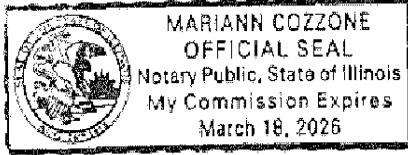
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOHN FONG and PATRICIA FONG

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 28 day of NOVEMBER, 2023

*[Signature]*  
Notary Public

(Seal)



My commission expires: 3/18/26

COOK COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:  
ANTHONY N. PANZICA  
ATTORNEY AT LAW  
2510 W IRVING PARK ROAD STE A  
CHICAGO, IL 60618

or  
Exempt under provisions of Paragraph  
Section 4, Real Estate Transfer Tax Act.  
Date: \_\_\_\_\_

Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).