

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2401806255 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/18/2024 02:34 PM Pg: 1 of 3

Dec ID 20240101609797
ST/CO Stamp 1-083-429-936 ST Tax \$453.00 CO Tax \$226.50

THE GRANTORS, Jenny Nguyen and Hank Lam, an unmarried couple, 3916 W. Sherwin Ave., Lincolnwood, IL 60712, for and in consideration of Ten and No/100 Dollars and other valuable consideration in hand paid and hereby acknowledged, convey and warrant to Hoang S. Han and Tham T. Dang, husband and wife, 2119 W. Granville Avenue, Apt. 2, Chicago, IL 60659 ("Grantees"), as tenants by the entirety, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 11 IN BLOCK 2 TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT, ALSO THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOT IN ENGEL'S CRAWFORD CHASE SUBDIVISION IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 27, 1927 AS DOCUMENT 9534308, IN THE VILLAGE OF LINCOLNWOOD, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 3916 W. Sherwin Ave., Lincolnwood, IL 60712

Parcel Identification Number: 10-26-306-024-0000

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines, and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate,

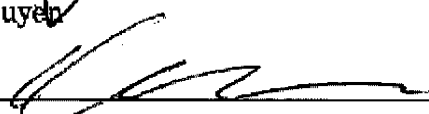
THIS PROPERTY IS NOT SUBJECT TO THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS,

TO HAVE AND TO HOLD said premises forever.

DATED this 9th day of January, 2024



Jenny Nguyen



Hank Lam

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Warranty Deed
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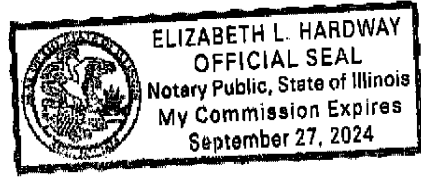
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Jenny Nguyen and Hank Lam, who are personally known to me to be the same people whose names are subscribed to the foregoing instrument and as such they appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 9th day of January, 2024.

Elizabeth L. Hardway
Notary Public

Commission expires September 27, 2024



This instrument was prepared by: Wendy Kaler Gattone, McFadden & Dillon, P.C., 120 S. LaSalle Street, Suite 1920, Chicago, Illinois 60603

Send Subsequent Tax Bills To: Hoang S. Han and Tham T. Dang, 3916 W. Sherwin Ave., Lincolnwood, Illinois 60712

Mail to: David Chang, Law Offices of David Chang, 1990 E. Algonquin Road, Suite 160, Schaumburg, Illinois 60173

Property of Cook County Clerk's Office

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's _____ Jenny Nguyen and Hank Lam

Mailing Address: _____ 3916 W. Sherwin
_____ Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: _____ 3916 W. Sherwin
_____ Lincolnwood, IL 60712

Property Index Number (PIN): _____ 10-26-306-024-0000

Water Account Number: _____ 110668-000

Date of Issuance: _____ 01/16/2024

VILLAGE OF LINCOLNWOOD

By: _____ *John Risko*
John Risko
Finance Director

THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.