

UNOFFICIAL COPY

1027750 2023
WARRANTY DEED

PREPARED BY:

Keoini Haynes Wells
Wells Legacy Law Group, LLC
50 S. Main St., Suite 200
Naperville, IL 60540

Doc#: 2402606039 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/26/2024 09:38 AM Pg: 1 of 3

Dec ID 20240101617121
ST/CO Stamp 1-272-745-008 ST Tax \$137.00 CO Tax \$68.50
City Stamp 1-034-914-864 City Tax: \$1,438.50

This Indenture made this 19th day of January 2024, between ANITA M. ELION, a single woman, having a residence at 543 E. 46th Street, Chicago, Cook County, Illinois 60628 (hereinafter the "Grantor"), and THACH DINH TIEN and THI MY HANH NGUYEN, husband and wife, having a residence at 4347 S. Spaulding Ave, Chicago, IL 60629 (the "Grantees").

NOW THEREFORE, WITNESS that Grantor and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby CONVEY AND WARRANT unto the Grantees, as tenants by the entirety and not as joint-tenants or tenants-in-common, the following described property*, situated in the County of Cook, and State of Illinois, to wit:

LOT 30 AND THE SOUTH 5 FEET OF LOT 31 IN BLOCK 1 IN PERRY AND HARTWELL'S SUBDIVISION OF THE SOUTH 13 1/2 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22. TOWNSHIP 38 NORTH. RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY. ILLINOIS.

COMMON ADDRESS: 6637 S. Hartwell Avenue, Chicago, IL 60637

PIN: 20-22-107-054-0000

Subject to: (i) Real taxes for the year 2023 and subsequent years and (ii) covenants, restrictions and easements of record, if any.

SEND RECORDED DEED TO:

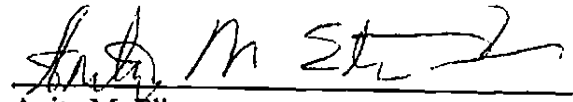
Kathleen E. Duhig
4550 W 103rd St, Ste 202
Oak Lawn, IL 60453

MAIL TAX BILLS TO:

Thach Dinh Tien
Thi My Hanh Nguyen
6637 S Hartwell Ave
Chicago, IL 60637

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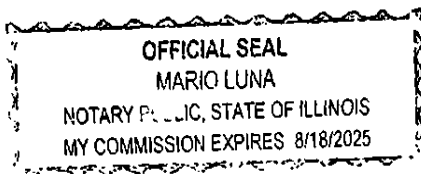
IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the date first written above.


Anita M. Elion


STATE of ILLINOIS)
) ss
COUNTY of COOK)



I, the undersigned, a Notary Public in and for the county and state aforesaid, does hereby certify that Anita M. Elion, known to me to be the same person 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.

Given under my hand and official seal this 19th day of January 2024.




Notary Public

REAL ESTATE TRANSFER TAX		25-Jan-2024
	CHICAGO:	1,527.50
	CTA:	441.50
	TOTAL:	1,438.50 *
20-22-107-054-0000 20240101617121 1-034-914-864		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		25-Jan-2024
 	COUNTY:	68.50
	ILLINOIS:	137.00
	TOTAL:	205.50
20-22-107-054-0000 20240101617121 1-272-745-008		

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Legal Description PIN: 20-22-107-054-0000

LOT 30 AND THE SOUTH 5 FEET OF LOT 31 IN BLOCK 1 IN PERRY AND HARTWELL'S SUBDIVISION OF THE SOUTH 13 1/2 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office