

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2403745069 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/06/2024 11:01 AM Pg: 1 of 2

Dec ID 20240101612772  
ST/CO Stamp 1-925-065-776 ST Tax \$100.00 CO Tax \$50.00

### THE GRANTOR

Mai Tuyet Nguyen of 2628 S 61st Ct.,  
Cicero IL 60804, unmarried, for and in  
consideration of TEN AND 00/100  
DOLLARS (\$10.00), and other good and  
valuable considerations in hand paid,  
CONVEYS AND WARRANTS to

(The Above Space for Recorder's Use Only)

Raul Renteria, A MARRIED MAN, in fee simple forever, the  
following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**UNIT NO. 7200-2NE, IN RIVER FOREST GARDEN APARTMENTS CONDOMINIUM,  
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL  
ESTATE:**

**LOTS 1, 2, 3, 4, 5, AND 6 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO  
RIVER FOREST IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH,  
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE  
PLAT THEREOF RECORDED NOVEMBER 16, 1910 AS DOCUMENT 4663334 IN  
COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO  
THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25502991,  
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
ELEMENTS.**

**Permanent Index Number(s):** 15-12-205-024-1004

**Property Address:** 7200 Oak Ave, 2NE, River Forest, IL 60305

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws  
of the State of Illinois

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and  
easements, if any, provided they do not interfere with the current use and enjoyment of the Real  
Estate; and general real estate taxes not due and payable at the time of Closing.



VILLAGE OF RIVER FOREST  
Real Estate Transfer Tax

Date 1-23-24 Amount Paid \$100.00

C.T.I./M  
24610042100VH  
1/2

REAL ESTATE TRANSFER TAX 26-Jan-2024



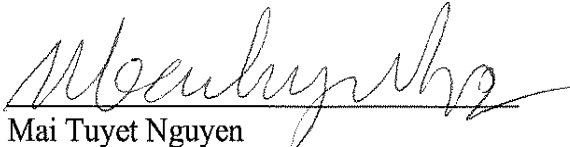
COUNTY: 50.00  
ILLINOIS: 100.00  
TOTAL: 150.00

15-12-205-024-1004

| 20240101612772 | 1-925-065-776

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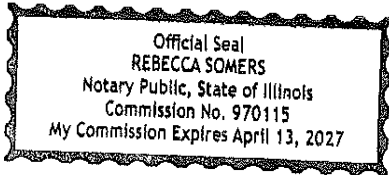
Dated this 16 day of 01, 2024.


  
Mai Tuyet Nguyen

STATE OF ILLINOIS )  
                                  ) SS,  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mai Tuyet Nguyen personally 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 they signed, sealed and delivered in the 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 notarial seal, this 16 day of January 2024.



  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY

LoMonaco Law, LLC  
3 W Hawthorn Parkway, Suite 180  
Vernon Hills, IL 60061

MAIL TO:

~~Maurice A Sone~~  
RAUL RENTERIA  
7200 OAK AVE #2NE  
RIVER FOREST, IL 60305

SEND SUBSEQUENT TAX BILLS TO:

Raul Renteria  
7200 Oak Ave, 2NE  
River Forest, IL 60305