

UNOFFICIAL COPY

WARRANTY DEED
JOIN TENANCY

Doc#: 2424822038 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 9/4/2024 11:09 AM Pg: 1 of 3

MAIL TO:
Suzanne E. Rusin
407 N. Northwest Highway
Palatine, Illinois 60067

Dec ID 20240801689225
ST/Co Stamp 2-013-561-008 ST Tax \$345.00 CO Tax \$172.50

NAME & ADDRESS OF TAXPAYER:

Benjamin Nava
86 Joslyn Drive
Elgin, Illinois 60120

GRANTOR(S), **Linh Thanongsinh**, an unmarried man, of Elgin, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), **Benjamin Nava**, an unmarried man, of 345 John Drive, Elgin, Illinois and **Ulysses Nava**, an unmarried man, of 1115 Pointe Newport, Casselberry, Florida, not as TENANTS IN COMMON but as JOINT TENANTS, the following described real estate:

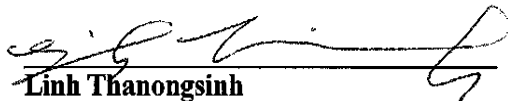
LOT 177 IN PARKWOOD VILLAGE UNIT NO. 5, A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 18 AND PART OF PARKWOOD VILLAGE UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, RECORDED OCTOBER 2, 1974 AS DOCUMENT NUMBER 22865813, ALI IN 41-9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 06-18-111-052-0000

Property Address: 86 Joslyn Drive, Elgin, Illinois 60120

SUBJECT TO: (1) General real estate taxes for the year 2024 and subsequent years. (2) Covenants, conditions and restrictions of record. GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To HAVE AND TO HOLD said premises not as TENANTS ON COMMON but as JOINT TENANTS.

DATED this 29 day of August, 2024.


Linh Thanongsinh

FIRST AMERICAN TITLE
FILE # AF1046029

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STATE OF Illinois)
) SS
COUNTY COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Linh Thanongsinh**, 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 he/she signed, sealed and delivered the said instrument as his/her 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 notary seal, this 29th day of August, 2024.



Notary Public (seal)

My commission expires: _____



COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph ___ Section 4,
Real Estate Transfer Act
Date: August __, 2024

Prepared By:
Steven G. Evans
1627 Colonial Parkway
Palatine, Illinois 60067

Signature: _____

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CITY OF ELGIN REAL ESTATE TRANSFER STAMP APPLICATION FORM

8/28/24
Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # _____

Date Recorded: _____



CHECK APPROPRIATE BOX(ES)

- | | |
|------------------------------------------------------------|-----------------------------------------------------|
| <input checked="" type="checkbox"/> Single Family Resident | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Condo, Co-op, or Town Home | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> 2 or 3 Unit (Residential) | <input type="checkbox"/> Vacant Land |
| <input type="checkbox"/> 4 or More Unit (Residential) | <input type="checkbox"/> Other (Attach Description) |

INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to Transferstamp@cityofelgin.org

For additional information, please call 311 (in Elgin) or 847-931-6001 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 86 JOSLYN DRIVE, ELGIN, ILLINOIS 60120
Street Zip Code

Permanent Property Index No.: 06-18-111-052-0000

Date of Deed 8/26/24 Type of Deed: WARRANTY

We hereby declare the above facts contained in this declaration to be true and correct.

GRANTOR

<u>LINH THANONGSINH</u> Name	<u>86 JOSLYN DRIVE, ELGIN, ILLINOIS 60120</u> Address, City, State, Zip
<u>Steven G. EVANS, attorney</u> Signature	<u>8/26/24</u> Date Signed

GRANTEE

<u>BENJAMIN NAVA AND ULYSSES NAVA</u> Name	<u>345 John Drive, Elgin, Illinois 60120</u> Address, City, State, Zip
<u>Steven G. EVANS, agent</u> Signature	<u>8/26/24</u> Date of Signature