

# UNOFFICIAL COPY

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## WARRANTY DEED

THE GRANTORS, *Vinh S. Nguyen and Thu-Nga T. Nguyen, husband and wife*, of 1652 North Rockwell Street, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEY and WARRANT to *Ronald J. Gard and John M. Vargo*, of 1820 North Rockwell Street, Chicago, Illinois, not as tenants by the entirety and not as joint tenants, but as TENANTS IN COMMON, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

2P

*SUBJECT TO: general real estate taxes not due and owing at the time of closing and restrictions of record so long as they do not interfere with purchasers' use and enjoyment of the property.*

THIS IS NOT HOMESTEAD PROPERTY

TO HAVE AND TO HOLD said premises, not in joint tenancy and not in tenancy by the entirety, but in tenancy in common forever.

Address of Real Estate: 1813-1815 North Tolman Avenue, Chicago, Illinois, 60647

Permanent Real Estate Index Number: 13-36-412-025-0000 and 13-36-412-026-0000

DATED this 17th day of November, 1997

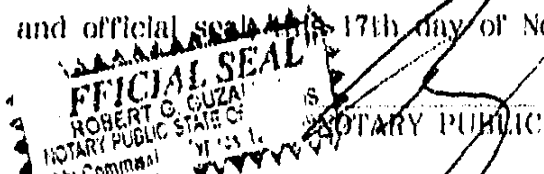
*Vinh S. Nguyen*  
VINH S. NGUYEN

*Thu-Nga T. Nguyen*  
THU-NGA T. NGUYEN

State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *Vinh S. Nguyen and Thu-Nga T. Nguyen*, personally known to me to be the same persons whose names are 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 release and waiver of the right of homestead.

Given under my hand and official seal this 17th day of November, 1997.



THIS INSTRUMENT PREPARED BY: Law Offices of Robert G. Guzal, Limited, Three First National Plaza, Suite 5200, Chicago, Illinois, 60602; 312/629-0800.

AFTER RECORDING, MAIL TO:  
John Ciprian, Esq.  
Reda Ltd.  
8501 West Higgins Road  
Suite 440  
Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:  
Ronald V. Gard  
John M. Vargo 1820 N. Rockwell  
1813-1815 North Tolman Avenue  
Chicago, Illinois 60647



### ATGF, INC

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## LEGAL DESCRIPTION

PARCEL 1: THE NORTH 25 FEET OF THE SOUTH 32 FEET OF THE WEST 158 FEET OF LOT 4 IN BLOCK 4 IN BORDEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST HALF OF LOT 4 (EXCEPT THE EAST 8 FEET, THE WEST 33 FEET, THE NORTH 75 FEET AND THE SOUTH 32 FEET THEREOF) IN BLOCK 4 IN BORDEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

REAL ESTATE TAX	26.50
REAL ESTATE TAX	39.75
STATE OF ILLINOIS	53.00
STATE OF ILLINOIS	79.50
DEPT. OF REVENUE	299.50
CITY OF CHICAGO	596.25