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99251397

WARRANTY DEED

JOINT TENANCY
ILLINOIS STATUTORY **GIT**

186/0031 18 001 Page 1 of 3
1999-03-16 08:47:50
Cook County Recorder 25.50



99251397

MAIL TO:

Marc W Sarais
7366 N. LINCOLN Ave
SUITE 206
LINCOLNWOOD, IL 60466

NAME & ADDRESS OF TAXPAYER:

NANCY HUNG PHUOC NGO
and MARY BICH LE NGO
1235 S Clay
Denver Co 80219

RECORDER'S STAMP

THE GRANTOR(S) DOUGLAS H. ZELDEN and LOIS ZELDEN, HIS WIFE
of the CITY of CHICAGO County of COOK State of ILLINOIS
for and in consideration of ONE HUNDRED NINETY THOUSAND and no/100th (\$190,000.00) DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to NANCY HUNG PHUOC NGO and MARY BICH LE NGO

(GRANTEES' ADDRESS) 1235 S. CLAY
of the CITY of DENVER County of _____ State of CO 80219
not in Tenancy in Common, but in JOINT TENANCY, the following described real estate situated in the County of
CGOK, in the State of Illinois, to wit:

See attached

3/16

NOTE: If complete legal cannot fit in this space, leave blank and attach a separate 8.5" x 11" sheet with a minimum of .5" clear margin on all side.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Joint Tenancy forever.

Permanent Index Number(s): 10-36-229-057, VOL 503
Property Address: 2506 W. PRATT BLVD., CHICAGO, IL 60645

Dated this 4th day of MARCH, 19 99
X Douglas H. Zelden (Seal) X Lois Zelden (Seal)
DOUGLAS H. ZELDEN LOIS ZELDEN

(Seal) _____ (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

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STATE OF ILLINOIS
County of COOK

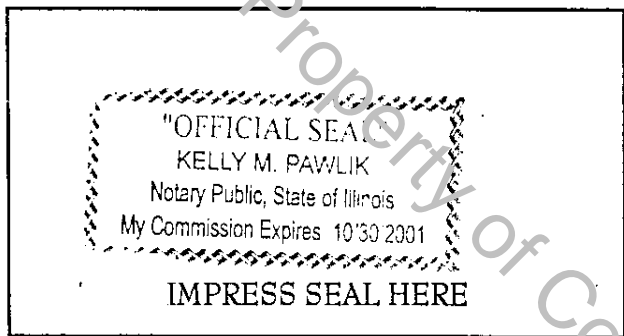
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DOUGLAS H ZELDEN AND LOIS ZELDEN, his WIFE personally known to me to be the same person S whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that They signed, sealed and delivered 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 4th day of MARCH, 19 99

Kelly M Pawlik
Notary Public

My commission expires on _____, 19 _____



COOK COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
JOSEPH D. WOLGEN, Attorney at Law
2604 W. Farwell Avenue
Chicago, IL 60645

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

WARRANTY DEED
JOINT TENANCY ILLINOIS STATUTORY

FROM

DOUGLAS H. ZELDEN and
LOIS ZELDEN

TO

NANCY HUNG PHUOC NGO
and MARY BICH LE NGO

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ATTACHMENT TO

WARRANTY DEED

PROPERTY ADDRESS - 2506 W. PRAATT BLVD.,
CHICAGO, IL 60645

LOT 44 (EXCEPT THE WEST 5 FEET THEREOF) AND THE WEST 10 FEET OF LOT 45 (EXCEPT THE EAST 1 FOOT OF THE NORTH 30 FEET THEREOF) OF BLOCK 16 IN NATIONAL CITY REALTY COMPANY'S 11TH ADDITION TO ROGERS PARK MANOR, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.


119933

	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
PB. 10678	MAR-0'99 DEPT. OF REVENUE
	190.00

040241

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX	
DEPT. OF REVENUE MAR-0'99	
PB. 11131	900.00

085924

Cook County REAL ESTATE TRANSACTION TAX	
STAMP MAR-0'99 P.O. 11421	
	95.00

040242

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX	
DEPT. OF REVENUE MAR-0'99	
PB. 11131	525.00