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2002-05-03 11:48:27
Cook County Recorder 25.50

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AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922

**QUIT CLAIM DEED
Statutory (ILLINOIS)
(General)**

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0020508731

THE GRANTOR (NAME AND ADDRESS)

ROBERT E. FRANZEN, as
Trustee of the Nguyen Trust
U/A dated January 16, 1997,
1440 W. Birchwood Ave.,

(The Above Space For Recorder's Use Only)

of the City of Chicago County
of Cook, State of Illinois
for and in consideration of TEN DOLLARS, & other good & valuable considera-
in hand paid, CONVEY S and QUIT CLAIM S to tion

THANH NGUYEN, 1440 W. Birchwood Ave., Chicago, IL 60626

(NAMES AND ADDRESS OF GRANTEES)

all interest in the following described Real Estate situated in the County of Cook
in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and
by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 11-29-305-010

Address(es) of Real Estate: 1440 W. Birchwood Ave., Chicago, IL 60626

DATED this 28th day of April, 2002

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

REF *[Signature]*

Robert E. Franzen, as Trustee
of Nguyen Trust U/A dtd 1/16/97

(SEAL)

(SEAL)

(SEAL)

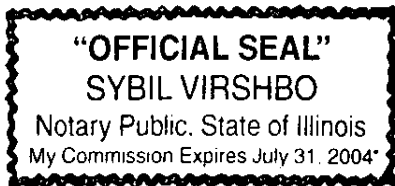
(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for

said County, in the State aforesaid, DO HEREBY CERTIFY that

Robert E. Franzen, as Trustee of the Nguyen Trust U/A
dated January 16, 1997

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 signed; sealed and delivered the said
instrument as his free and voluntary act, for the uses and purposes
therein set forth, including the release and waiver of the right of homestead.



IMPRESS SEAL HERE

Given under my hand and official seal, this 28th day of April, 2002

Commission expires July 31, 2004

[Signature]

NOTARY PUBLIC

This instrument was prepared by Herbert S. Waxman, 180 N. LaSalle St., Chicago, IL 60601
(NAME AND ADDRESS)

Exempt under Par. 4(e) of IL Real Estate Transfer Tax Act.
[Signature]

Legal Description

of premises commonly known as 1440 W. Birchwood Ave., Chicago, IL 60626

The West 20 feet of Lot 5 and the East 20 feet of Lot 6 in Block 4 in Birchwood Beach, a subdivision of part of Section 29, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:	{	Herbert S. Waxman	Robert E. Franzen
		(Name)	(Name)
		180 N. LaSalle St., #2001	1440 W. Birchwood Ave.
		(Address)	(Address)
		Chicago, IL 60601	Chicago, IL 60626
		(City, State and Zip)	(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATEMENT BY GRANTOR AND GRANTEE
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/3/02, ~~XXXX~~ Signature: Herbert S. Waxman
Grantor or Agent

Subscribed and sworn to before me by the said Herbert S. Waxman this 3rd day of May, 2002, ~~XXXX~~
Notary Public Sybil Virshbo



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/3/02, ~~XXXX~~ Signature: Herbert S. Waxman
Grantee or Agent

Subscribed and sworn to before me by the said Herbert S. Waxman this 3rd day of May, 2002, ~~XXXX~~
Notary Public Sybil Virshbo



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent Offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4, of the Illinois Real Estate Transfer Tax Act.)