

# UNOFFICIAL COPY

**Prepared By:** Jon R. Turner  
Jon R. Turner & Associates, LLC  
2700 East Sunset Road, Suite 6  
Las Vegas, NV 89120  
Phone: 702-938-8900

**After Recording Mail To:**  
Phillip V. Tran  
512 Krause Avenue  
Streamwood, Illinois 60107

**Mail Tax Statement To:**  
Phillip V. Tran  
512 Krause Avenue  
Streamwood, Illinois 60107



**Doc#:** 0333039165  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 11/26/2003 03:15 PM Pg: 1 of 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

TITLE OF DOCUMENT

The Grantor(s) **Matthew C. Tran, a single man**, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and warrant(s) to **Phillip V. Tran, a married man**, whose address is 512 Krause Avenue, Streamwood, Illinois 60107, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 4138 IN WOODLAND HEIGHTS UNIT 11, BEING A SUBDIVISION IN SECTION 26, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN HANOVER TOWNSHIP, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE ON JUNE 24, 1969 AS DOCUMENT 20880926 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 06-26-407-029  
Site Address: 512 Krause Avenue, Streamwood, Illinois 60107

Prior Recorded Doc. Ref.: Deed: Recorded: September 11, 2003; Doc. No. 0325444132

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

Recorded by  
Chicago Abstract, Inc.

EXP

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When the context requires, singular nouns and pronouns, include the plural.

Dated this 15<sup>th</sup> day of Nov 2003

Matthew C. Tran  
Matthew C. Tran

STATE OF IL  
COUNTY OF DuPage ss

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, certify that **Matthew C. Tran** personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 15<sup>th</sup> day of Nov A.D., 2003

Marni Proctor  
NOTARY PUBLIC

MARNI PROCTOR  
PRINTED NAME OF NOTARY  
MY Commission Expires:



AFFIX TRANSFER TAX STAMP OR "Exempt under provisions of Paragraph <u>e</u> " Section 31-45; Real Estate Transfer Tax Act	
<u>11-15-03</u> Date	<u>[Signature]</u> Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

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 Nov 15, 2003 Signature: [Signature]  
Matthew C. Tran

Subscribed and sworn to before me by the said, Matthew C. Tran, this 15th day of Nov, 2003.

Notary Public: [Signature]

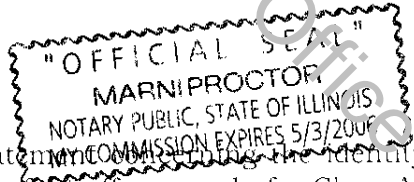


The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Nov 15, 2003 Signature: [Signature]  
Phillip V. Tran

Subscribed and sworn to before me by the said, Phillip V. Tran, this 15th day of Nov, 2003.

Notary Public: [Signature]



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.)

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## AFFIDAVIT – PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF IL }  
COUNTY DePage } SS

Matthew C. Tran, being duly sworn on oath, states that he/she resides at **512 Krause Avenue, Streamwood, Illinois 60107** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

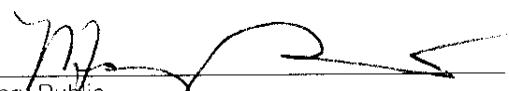
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

  
Matthew C. Tran

SUBSCRIBED AND SWORN to before me this 15th day of Nov, 2003.

  
Notary Public  
My commission expires: \_\_\_\_\_

