

# UNOFFICIAL COPY

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

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

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THE GRANTOR (NAME AND ADDRESS)

THANH NGUYEN, an unmarried man, of 1440 W. Birchwood,



Doc#: 0433734191  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 12/02/2004 03:58 PM Pg: 1 of 3

(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

Robert E. Franzen, as Trustee of the Nguyen Trust U/A  
dated January 16, 1997, 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 11th day of May, 2002

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

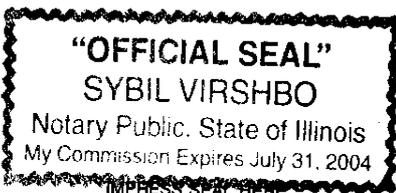
(SEAL) IN Thanh Nguyen (SEAL)  
(SEAL) \_\_\_\_\_ (SEAL)

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

Thanh Nguyen, an unmarried man,

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.



Given under my hand and official seal, this 11th day of May, 2002

Commission expires July 31, 2004

Sybil Virshbo  
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.

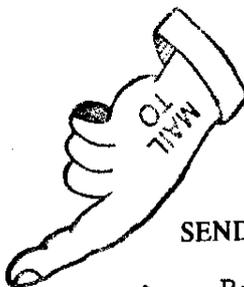
*Herbert S. Waxman, Notary*

**UNOFFICIAL COPY****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  
(Name)  
 180 N. LaSalle St., #2001  
(Address)  
 Chicago, IL 60601  
(City, State and Zip)

Robert E. Franzen  
(Name)  
 1440 W. Birchwood Ave.  
(Address)  
 Chicago, IL 60626  
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

## 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 12/1/04

Signature Herbert S. Waxman  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID HERBERT S. WAXMAN  
THIS 1st DAY OF December, 2004

NOTARY PUBLIC Vera Berzon



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 and hold title to real estate under the laws of the State of Illinois.

Date 12/1/04

Signature Herbert S. Waxman  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID HERBERT S. WAXMAN  
THIS 1st DAY OF December, 2004

NOTARY PUBLIC Vera Berzon



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]