

**WARRANTY DEED**  
**Statutory (ILLINOIS) (General)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



Doc#: 0614634091 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/26/2008 02:28 PM Pg: 1 of 3

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 Cook City of Chicago, Cook County  
of Cook State of Illinois  
for and in consideration of TEN (\$10.00) DOLLARS, & other good & valuable con-  
sideration in hand paid, CONVEYS and WARRANTS to

THANH NGUYEN and BICHNGA NGUYEN FRANZEN, both of 1440 W. Birchwood,  
Chicago, IL 60626, as joint tenants with right of survivorship,

(NAMES AND ADDRESS OF GRANTEES)

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. SUBJECT TO: General taxes for 2004 and subsequent years and

Permanent Index Number (PIN): 13-14-219-007-0000

Address(es) of Real Estate: 3225 W. Wilson Ave., Chicago, IL 60625

DATED this 26<sup>th</sup> day of May, 2005 XX

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

Robert E. Franzen, as  
Trustee aforesaid

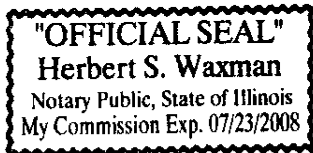
(SEAL)

(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 1/16/97

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 26<sup>th</sup> day of May, 2005 XX

Commission expires 7/23/08 XX

XX

Herbert S. Waxman  
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, Atty.

**UNOFFICIAL COPY****Legal Description**of premises commonly known as 3225 W. Wilson Ave., Chicago, IL 60625

Lot 1 in Block 7 in the North West Land Association Subdivision of the East 1/2 of the Northeast 1/4 of Section 14, Township 40 North, Range 13, East of the 3rd Principal Meridian (except the South 665.6 feet thereof and except right of way and yards of the Northwestern Elevated Railroad), in Cook County, Illinois.



MAIL TO:

Herbert S. Waxman

(Name)

77W. WASHINGTON #505

(Address)

Chicago, IL

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Thanh Nguyen

(Name)

1440 W. Birchwood Ave.

(Address)

Chicago, IL 60626

(City, State and Zip)

OR

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



# UNOFFICIAL COPY

## EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

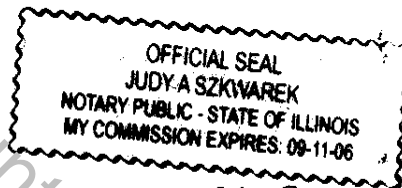
### GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 May 26, 2006

Signature: Herbert S. Waxman  
Grantor or Agent

Subscribed and sworn to before me  
By the said HERBERT S. WAXMAN  
This 26th day of May, 2006  
Notary Public Judy A. Szkwarek

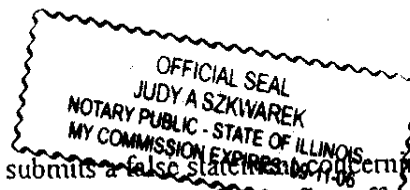


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated May 26, 2006

Signature: Herbert S. Waxman  
Grantee or Agent

Subscribed and sworn to before me  
By the said HERBERT S. WAXMAN  
This 26th day of May, 2006  
Notary Public Judy A. Szkwarek



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.)