



Doc#: 1204031014 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/09/2012 10:49 AM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

OWNERS NAME AND ADDRESS AND TAXES TO: *RETURN TO:*
Anh Truong
2858 S. Wallace Street.
Chicago, IL 60616

BENEFICIARY'S NAME & ADDRESS
Danny Truong, John Truong,
David Truong
2858 S. Wallace Street.
Chicago, IL 60616

THIS TRANSFER ON DEATH INSTRUMENT made this **6** day of **January**, A.D. 2012, by **Anh Truong, a widow, not married, and surviving joint Tenant of Kiet Dan Truong, deceased,** of the City of **Chicago**, County of **Cook** and State of Illinois, (herein "Owner/ Owners") being the sole Owner(s) of the following legally described residential real estate located in Cook County, Illinois.

Lot 24 in Block 1 in T.S. Dobbin's Subdivision of the South ¼ of the East ½ of the West ½ of the Southwest ¼ of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

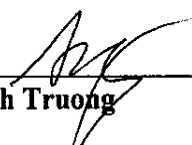
Property Address: 2858 S. Wallace Street. Chicago IL 60616

Parcel Identification Number: 17-28-312-048-0000

The Owner(s) being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey(s) and transfer(s), effective on the death of the Owner last to die, the above described residential real estate, to:

Danny Truong, John Truong and David Truong

IN WITNESS WHEREOF, the said Owner(s) has/ve hereunto set his/her/their hand(s) and seal(s) the day and year first above written.



Anh Truong (Seal)

STATE OF ILLINOIS)
)ss
COUNTY OF Cook)

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their presence and in the presence of each other, have signed our names as

UNOFFICIAL COPY

witnesses thereto, believing to best of our knowledge that the Owner(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

[Signature]
WITNESS Name

LET AU YEUNY
3037 S. PRINCE TON AVE.

WITNESS Address

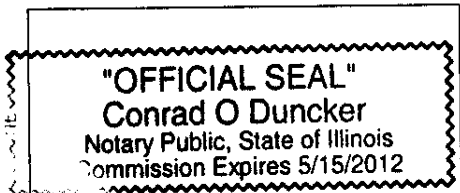
Yuk R Chan
WITNESS Name

YUK LAU CHAN
2954 S. Canal ST.

WITNESS Address

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Owner(s) and witnesses personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.



GIVEN UNDER my hand and notarial seal this day of 6th January, A.D. 20 12

[Signature]
Notary Public

My commission expires on 05/12/2012

PREPARED BY

Conrad O. Duncker
258 West 31st. Street
Chicago, Ill. 60616

tel: 312 791-9438

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45, REAL ESTATE TRANSFER TAX ACT

[Signature]
Date Buyer, Seller or Representative

UNOFFICIAL COPY



First American Title Insurance Company

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.

Date: 6 January 2012 Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Anthony Young THIS 6 DAY OF January 20 12.
NOTARY PUBLIC [Signature]
"OFFICIAL SEAL" Conrad O Duncker Notary Public, State of Illinois Commission Expires 5/15/2012

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.

Date: 6 January 2012 Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Anthony Young THIS 6 DAY OF January 20 12.
NOTARY PUBLIC [Signature]
"OFFICIAL SEAL" Conrad O Duncker Notary Public, State of Illinois Commission Expires 5/15/2012

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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in _____, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]