

UNOFFICIAL COPY

WARRANTY DEED

DEED IN TRUST



Doc#: 1224416040 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2012 11:23 AM Pg: 1 of 4

The Grantor Tan M. Nguyen, a married woman living at 1110 S. Banana River Dr, Merritt Island, Fla for and in consideration of Ten (\$10) Dollars, and other valuable consideration in hand paid, CONVEYS and WARRANTS to Tan M. NGUYEN Living Trust dated April 26, 2012 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Addendum A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 14-18-319-052-1001
Address of Real Estate: 4164 N. Lincoln Ave., Chicago, IL 60618

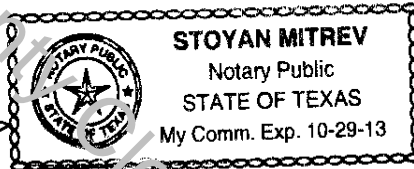
Dated this 13th day of July, 2012

Tan M. Nguyen by Hung Nguyen pursuant to a Durable Power of Attorney

State of Texas)
County of Harris)

Signed and sworn to before me this 13th day of July, 2012

Notary Public



Commission expires: 10.29.2013

This instrument prepared by: Robert A. Lewinthal, 400 Skokie Blvd. no. 381 Northbrook, Illinois 60062

Mail to: Robert A. Lewinthal, 400 Skokie Blvd. no. 380 Northbrook, Illinois 60062

Send subsequent tax bills to: Tan M. Nguyen, 1110 S. Banana River Dr, Merritt Island, Fla

This transaction is exempt from the Illinois Real Estate Transfer Law pursuant to 35 ILCS 200.31-45(e) in that this is a deed or trust documents where the actual consideration is less than \$100 and is done to place property in a revocable family trust.

City of Chicago
Dept. of Finance
627314



Real Estate
Transfer
Stamp

\$0.00

8/31/2012 11:13
dr00198

Batch 5,214,214

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Exhibit "A" - Legal Description

UNIT C-1 N TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN LINCOLN BERTEAU CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0316810030, AND ANY AMENDMENTS THERETO, FALLING IN PART OF LOTS 235 AND 236 IN RUDDOLPH'S SUBDIVISION OF BLOCKS 4 AND 5 IN W. B. OGDEN'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 40, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 4164 NORTH LINCOLN AVENUE, NO. C1N, CHICAGO, ILLINOIS 60618
(750 SQUARE FEET)

Addendum A

Property of Cook County Clerk's Office

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DISCLAIMER OF INTEREST

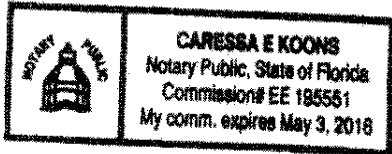
Roger Tran-Son-Tay hereby states as follows:

1. I am married to Tan Nguyen.
2. I specifically disclaim any interest to the real estate commonly known as: 4154 N. Lincoln, Chicago, IL, 4302 Rutgers Lane, Northbrook, IL and any other real estate owned by Tan Nguyen in the State of Illinois.
3. I am a resident of the State of Florida and did not reside in any property in Illinois.
4. I specifically disclaim any interest I might have under the Intestacy laws of the State of Illinois to the above stated property.



Roger Tran-Son-Tay
 1110 S. Banana River Drive
 Merritt Island, FL 32952

Signed and sworn to before me on this day of July 27, 2012



Caressa E. Koons

Notary Public
 Brevard County
 State of Florida

State of Florida
 County of Brevard

The foregoing instrument was acknowledged before me this
27th day of July, 2012

BY Roger Tran-Son-Tay
 PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

FDL T652700550010
 Type of Identification

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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543

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: 07/25/12

[Signature]
GRANTOR OR AGENT

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Subscribed and sworn to before me on 7/25/12

My commission expires : 10/05/12

[Signature]
Notary Public



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: 07/25/12

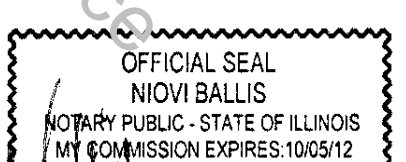
[Signature]
GRANTEE OR AGENT

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Subscribed and sworn to before me on 7/25/12

My commission expires : 10/05/12

[Signature]
Notary Public



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.

[Attach to Deed or ABI to be recorded in Du Page , if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act]