

# UNOFFICIAL COPY

Return To:  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226



**After Recording Return to:**  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

**Doc#:** 1425216069 **Fee:** \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/09/2014 03:25 PM Pg: 1 of 5

**Instrument Prepared by:**  
Roger R. Ochoa, Esq.  
1127 E. Cambridge Dr.  
Schererville, IN 46375  
Licensed in IL, Bar ID No.  
6287012

**Mail Tax Statements To:**  
Nhu Bich Thi Nguyen  
Dung Tran  
4920 North Keystone Ave.  
Chicago, IL 60630

**Tax Parcel ID#**  
13-10-419-030-000

79346851  
Rec 2nd

## QUITCLAIM DEED

58878981-245-070

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Nhu Bich Thi Nguyen, date 4.11.14  
NHU BICH THI NGUYEN

Dated this 11th day of April, 2014. WITNESSETH, that, NHU BICH THI NGUYEN, a married woman joined by her spouse DUNG TRAN, of the County of Cook, State of Illinois, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto DUNG TRAN and NHU BICH THI NGUYEN, husband and wife, as joint tenants with full right of survivorship, residing at 4920 North Keystone Ave., Chicago, IL 60630, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 4920 North Keystone Ave., Chicago, IL 60630, and legally described as follows, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel No: 13-10-419-030-000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or

City of Chicago  
Dept. of Finance  
673897



Real Estate  
Transfer  
Stamp

9/5/2014 15:02

dr00198

\$0.00

Batch 8,735,952



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## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

Michigan  
STATE OF ~~ILLINOIS~~  
Waukegan  
COUNTY OF ~~COOK~~

Alexandrina N. Tate Agent,  
Nhu Bich Thi Nguyen

being duly sworn on oath, states that she resides at: 4920 North Keystone Ave., Chicago, IL 60630 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 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.

*Alexandrina N. Tate*  
Nhu Bich Thi Nguyen ALEXANDRINA N. TATE  
Agent

SUBSCRIBED AND SWORN to before me this 14 day of MAY, 2014.

*Beverly A. Smith*  
Notary Public  
My commission expires: 4-20-2019


BEVERLY A. SMITH  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Apr. 20, 2019  
Acting in the County of COOK

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## STATEMENT BY GRANTOR AND GRANTEE

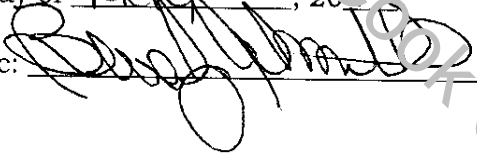
The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

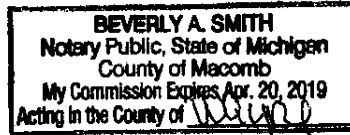
Dated May 14, 2014.

Signature:   
Grantor or Agent

Signature: \_\_\_\_\_  
Grantor or Agent

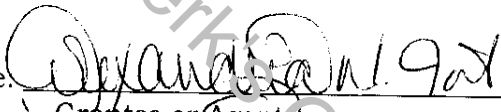
Subscribed and sworn to before me by the said, Alexandria Tate, this 14 day of May, 2014.

Notary Public: 



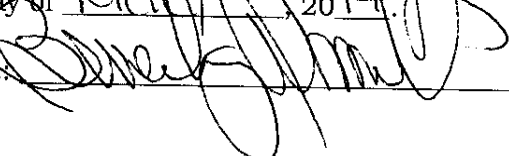
The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

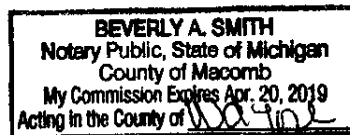
Dated May 14, 2014.

Signature:   
Grantee or Agent

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said, Alexandria Tate, this 14 day of May, 2014.

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 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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## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13 10-419-030-000

Land Situated in the County of Cook in the State of IL

SOUTH 1/2 OF LOT 16 IN BLOCK 2 IN SECRIST'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4920 N Keystone Ave , Chicago, IL 60630



+U04673428+

1371 4/21/2014 7934683.73

Property of Cook County Clerk's Office