



Doc#: 1618929015 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 07/07/2016 11:35 AM Pg: 1 of 5

This document prepared by (and after recording return to):  
Name: Joseph Q. Lou, Esq.  
Address: 4001 W. Devon Ave  
Address 2: Suite 201  
City, State, Zip: Chicago, IL 60646  
Phone: 773-286-8484

-----Above This Line Reserved For Official Use Only-----

10-35-301-020-0000  
10-35-301-021-0000  
(Parcel Identification Numbers)

**QUITCLAIM DEED**

(Two Individuals to Three Individuals)

THE GRANTORS ANH TU TRAN and VAN LUU, wife and husband, of 6712 North East Prairie Rd., Lincolnwood, IL 60712, County of Cook, State of Illinois, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and quitclaim, unto

GRANTEES ANH TU TRAN, VAN LUU, and JOSEPH Q. LOU, their son, as Joint Tenants with the Right of Survivorship and not as tenants in common, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LEGAL DESCRIPTION:

LOT 30 AND 31 IN BLOCK 2 IN LINCOLN AVENUE GARDENS BEING A SUBDIVISION IN THE NORTH HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF FRACTIONAL SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 10-35-301-020-0000 Vol. 0130  
10-35-301-021-0000 Vol. 0130

ADDRESS OF REAL ESTATE: 6712 North East Prairie, Lincolnwood, IL 60712

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

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

CCRD REVIEW   A

# UNOFFICIAL COPY

WITNESS Grantors hand this the 6th day of July, 2016.

*anh tu tran*  
(1<sup>st</sup> Grantor's Signature)

*van luu*  
(2<sup>nd</sup> Grantor's Signature)

ANH TU TRAN  
Print Name

VAN LUU  
Print Name

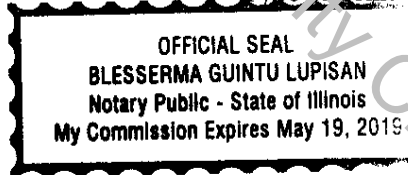
STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ANH TU TRAN 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 she signed, sealed and delivered the said instrument as her 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 notarial seal this the 7th day of July 2016.

(Seal) *Blesserma Guintu Lupisan*  
Notary Public

My commission expires: May 19, 2019 BLESSERMA GUINTU LUPISAN  
Type or Print Name



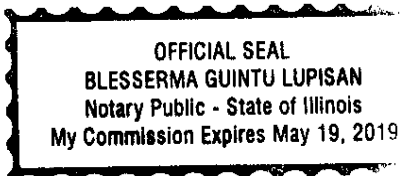
STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT VAN LUU 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 notarial seal this the 6th day of July 2016.

(Seal) *Blesserma Guintu Lupisan*  
Notary Public

My commission expires: May 19, 2019 BLESSERMA GUINTU LUPISAN  
Type or Print Name



# UNOFFICIAL COPY

COUNTY – ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

SEND TAX STATEMENTS TO GRANTEE:

Joseph Q. Lou  
6712 North East Prairie  
Lincolnwood, IL 60472

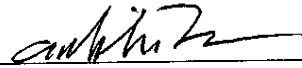
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

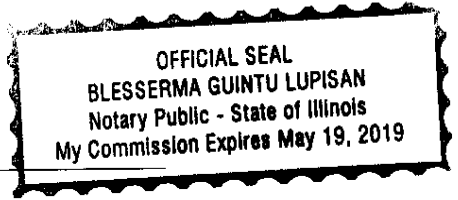
## STATEMENT BY GRANTOR AND GRANTEE

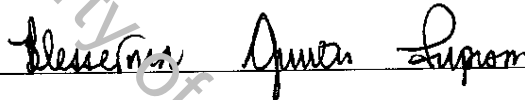
**The grantors or their agent** affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 July 6, 2016

Signature:   
Grantor or Agent


Subscribed and sworn to before me  
By the said Anh Tu Tran  
This 6th day of July 2016.



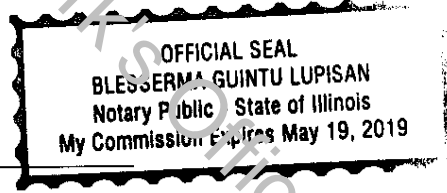
NOTARY PUBLIC 

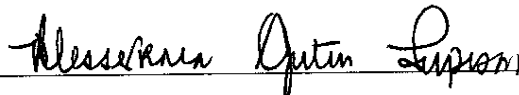
**The grantees or their agent** affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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 July 6, 2016

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Anh Tu Tran  
This 6th day of July 2016.



NOTARY PUBLIC 

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD  
CERTIFICATE OF PAYMENT  
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES  
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Ami Tran & Van Luu

Mailing Address: 6712 East Prairie  
Lincolnwood, IL 60712

Telephone No.: \_\_\_\_\_

Attorney or Agent: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Property Address: 6712 East Prairie  
Lincolnwood, IL 60712

Property Index Number (PIN): 10-35-301-020-0000, 10-35-301-021-0000

Water Account Number: 107898-000

Date of Issuance: 7/07/16

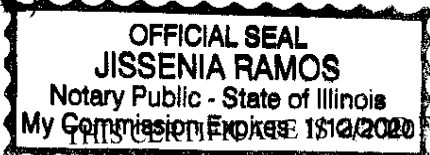
State of Illinois )  
County of Cook )

VILLAGE OF LINCOLNWOOD  
*Robert J Merkel*

This instrument was acknowledged before me  
on 07/07/2016, by Jissenia Ramos

By: \_\_\_\_\_  
Robert Merkel,  
Finance Director

*Jissenia Ramos*  
\_\_\_\_\_  
(Signature of Notary Public)  
(SEAL)



FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.