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Doc# 1703219008 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2017 09:23 AM PG: 1 OF 4

DEED IN TRUST

THE GRANTORS, ZUNG D. NGUYEN aka Dung Nguyen and MINHLY T. PHAM, aka Ly Pham, husband and wife, of the City of Chicago, County of Cook, and State of Illinois for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, Convey and Quit Claim unto ZUNG D. NGUYEN aka Dung Nguyen and MINHLY T. PHAM, aka Ly Pham, husband and wife, as Trustees of the ZUNG D. NGUYEN and MINHLY T. PHAM TRUST NUMBER 1 dated October 4, 2016, (hereinafter referred to as "said trustees"), as tenants by the entireties, and unto all and every successor or successors in trust under said Declaration, the following described real estate in the County of Cook and State of Illinois, to wit:

THE EAST 37 1/2 FEET OF LOT 45 AND THE WEST 2 1/2 FEET OF LOT 46 IN DEER PARK, BEING A RESUBDIVISION OF LOT 2 AND PART OF LOTS 1 AND 3 IN CIRCUIT COURT PARTITION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 13812466, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 10-36-112-034-0000

Address of Real Estate: 2833 West Coyle, Chicago, Illinois 60645.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust declaration set forth.

Full power and authority are hereby granted to said trustee or trustees to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highway or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee or trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee or trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee or trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee or trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every

CCRD REVIEWER

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deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instruments was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee or trustees was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust, and (e) that the interests of the settlors, husband and wife, in the subject homestead property are hereby held as tenants by the entirety.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

In Witness Whereof, the grantor aforesaid has hereunto set their hands and seals this 4th day of October, 2016.

Zung D. Nguyen (SEAL) Minhly T. Pham (SEAL)
 ZUNG D. NGUYEN aka DUNG NGUYEN MINHLY T. PHAM aka LY PHAM

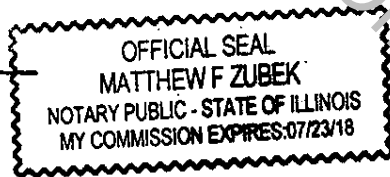
State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that ZUNG D. NGUYEN aka DUNG NGUYEN and MINHLY T. PHAM aka LY PHAM, husband and wife, personally known to me to be the same persons whose names 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 official seal, this 4th day of October, 2016.

My commission expires July 23, 2018.

Matthew F. Zubek
 NOTARY PUBLIC



Prepared by: Matthew F. Zubek
 Attorney at Law
 8855 S. Ridgeland Ave., Ste. 211,
 Oak Lawn, Illinois 60453.

MAIL TO:
 Matthew F. Zubek
 Attorney at Law
 8855 S. Ridgeland Ave., Ste. 211
 Oak Lawn, Illinois 60453

SEND SUBSEQUENT TAX BILLS:

ZUNG D. NGUYEN
 2833 West Coyle,
 Chicago, Illinois 60645

REAL ESTATE TRANSFER TAX		18-Jan-2017
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
10-36-112-034-0000 20170101600642 0-230-591-680		

REAL ESTATE TRANSFER TAX	18-Jan-2017
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00
10-36-112-034-0000 20170101600642 0-452-695-232	
* Total does not include any applicable penalty or interest due.	

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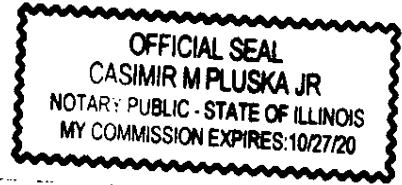
STATEMENT BY GRANTOR AND GRANTEE

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 1-25, 2017 Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 1 day of 25, 2017.

[Signature]
Notary Public

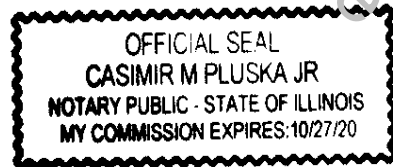


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-25, 2017 Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 1 day of 25, 2017.

[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 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.]

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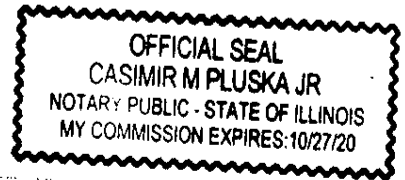
STATEMENT BY GRANTOR AND GRANTEE

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Dated 1-25, 2017 Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 1 day of 25, 2017.

[Signature]
Notary Public

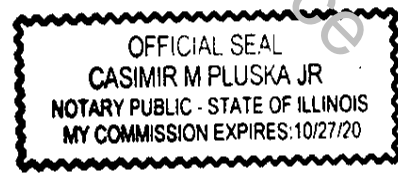


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-25, 2017 Signature: [Signature]
Grantee or Agent

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this 1 day of 25, 2017.

[Signature]
Notary Public



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