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QUIT CLAIM DEED



1706613027D

Doc# 1706613027 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2017 02:35 PM PG: 1 OF 4

THE GRANTORS, Nhi Nguyen and My Vu, husband and wife, in consideration of ten dollars lawful money of the United States, CONVEY and QUIT CLAIMS to the GRANTEES, Jean Claude Tran and Thinh Nguyen, as joint tenants with rights of survivorship, of 3145 West Jerome, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 IN MAX ROSNER'S RESUBDIVISION OF LOTS 12, 13, 14, 15, AND 16 IN BLOCK 2 IN OLIVER SALINGER AND COMPANY'S SECOND MCCORMICK BOULEVARD ADDITION TO ROGERS PARK, A SUBDIVISION IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

PINS: 10-25-304-033-0000

Address: 3145 West Jerome Street
Chicago, IL 60645

IN WITNESS WHEREOF, the party of the grantor has duly executed this deed the day and year above written on February 25, 2017.

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Nhi
Grantor, Nhi Nguyen

My Vu
Grantor, My Vu


STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, a Notary Public, in and for said county and state, do hereby certify that Nhi Nguyen and My Vu personally appeared before me and presented of photo identification, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal,
this 25 day of February, 2017.
My commission expires Sep 22, 2019

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		07-Mar-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

10-25-304-033-0000 | 20170301618868 | 1-607-174-848
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		07-Mar-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

10-25-304-033-0000 | 20170301618868 | 0-813-042-368

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This instrument was prepared by and mail to:

Robert Patterson Cross IV, Ltd.
1207 North Dearborn Parkway

Send tax bills to:

Jean Claude Tran and Thinh Nguyen
3145 West Jerome Street
Chicago, IL 60645

Chicago, IL 60610

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub
par. 6 Date 2-1, 2017

Sign  _____

Property of Cook County Clerk's Office

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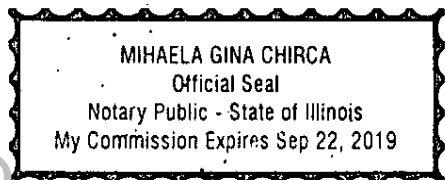
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 02/25, 2017

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said My Name Vu
This 25 day of February 2017
Notary Public Mihaela Gina Chirca

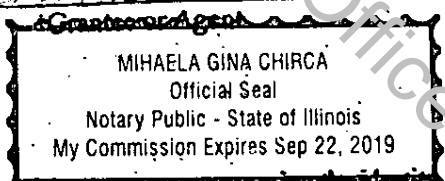


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; 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 02/25/2, 2017

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Tran Claude Tran
This 25 day of February 2017
Notary Public Mihaela Gina Chirca



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.)