

# UNOFFICIAL COPY

## Quit Claim Deed

### ILLINOIS STATUTORY

#### MAIL TO:

CAROLYN NGUYEN  
4617 N AVERS  
CHICAGO, IL 60625

#### NAME & ADDRESS OF TAX PAYER:

CAROLYN NGUYEN  
4617 N AVERS  
CHICAGO, IL 60625



Doc# 1718434060 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/03/2017 02:09 PM PG: 1 OF 6

#### THE GRANTOR(S)

HAO H. NGUYEN, of the Cook County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid,

CONVEY AND QUIT CLAIM to CAROLYN NGUYEN Han Wong (nee Nguyen)

of the County Cook and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

#### (LEGAL DESCRIPTION)

LOT 2 IN THE RESUBDIVISION OF LOTS 25 TO 33 INCLUSIVE IN BLOCK 1 IN TRYON AND DAVIS' ADDITION TO IRVING PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 14, TOWNSHIP 40 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.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants in common.

Permanent Index Number(s): 13-14-110-013-0000

Property Address: 4617 NORTH AVERS AVENUE, CHICAGO, IL 60625

Dated this 2<sup>th</sup> day of May, 2000 2017

[Signature] (Seal)  
(Print or type name here)  
Hao Nguyen (Seal)  
(Print or type name here)

[Signature] (Seal)  
(Print or type name here)  
Lon Nguyen (Seal)  
(Print or type name here)

STATE OF ILLINOIS )

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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County of Cook ) SS.  
)

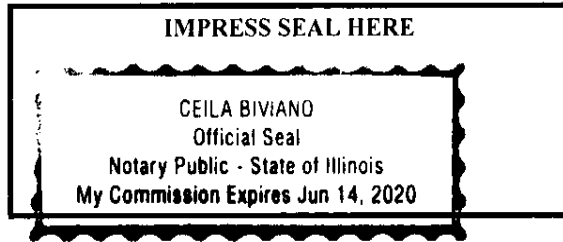
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **(Print or type name here)** Lon Thi Nguyen and Hao H Nguyen personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as 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 notaries seal, this 2<sup>nd</sup> day of May, 2000.2017

Ceila Biviano

Notary Public

My commission expires on June 14, 2020.



- If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4,

REAL ESTATE TRANSFER ACT.

DATE: \_\_\_\_\_



Signature of Buyer, Seller or Representative.

- ◆ This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/2-5022).

REAL ESTATE TRANSFER TAX		03-Jul-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-14-110-013-0000 | 20170701684319 | 0-625-993-152

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		03-Jul-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-14-110-013-0000 | 20170701684319 | 0-452-838-848

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*Acvs*

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 6 | 3 | 2017

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

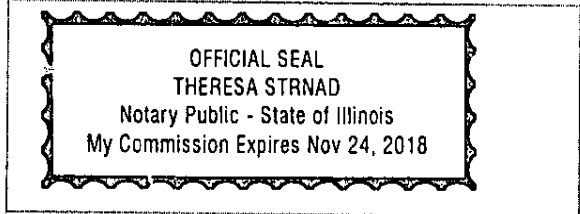
TERESA STRNAD

By the said (Name of Grantor): Hao Nguyen

On this date of: 6 | 3 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 6 | 3 | 2017

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

TERESA STRNAD

By the said (Name of Grantee): Han Wong

On this date of: 6 | 3 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

# UNOFFICIAL COPY *Avers*

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DATED: 6 | 3 | 20 17

SIGNATURE: *[Signature]*  
GRANTOR or AGENT

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Subscribed and sworn to before me, Name of Notary Public:

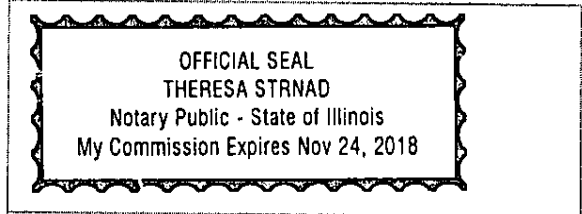
Theresa Strnad

By the said (Name of Grantor): Ha Nguyen

On this date of: 6 | 3 | 20 17

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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Subscribed and sworn to before me, Name of Notary Public:

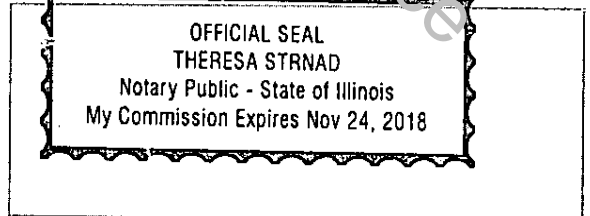
Theresa Strnad

By the said (Name of Grantee): Carolyn Nguyen

On this date of: 6 | 3 | 20 17

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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*AVEN*

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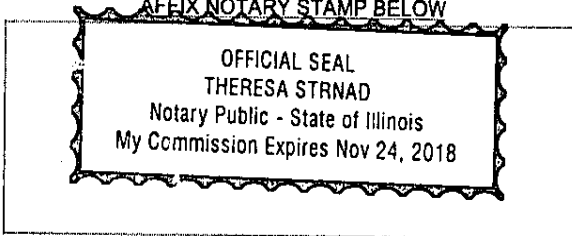
Subscribed and sworn to before me, Name of Notary Public:

TERESA STRNAD

By the said (Name of Grantor): Lon Nguyen

On this date of: 6 | 3 | 2017

NOTARY SIGNATURE: *[Signature]*



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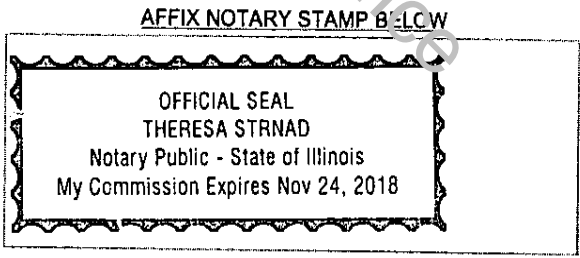
Subscribed and sworn to before me, Name of Notary Public:

TERESA STRNAD

By the said (Name of Grantee): Han Wong

On this date of: 6 | 3 | 2017

NOTARY SIGNATURE: *[Signature]*



**CRIMINAL LIABILITY NOTICE**  
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Subscribed and sworn to before me, Name of Notary Public:

TERESA STRNAD

By the said (Name of Grantor): Lon Nguyen

On this date of: 6 | 3 | 20 17

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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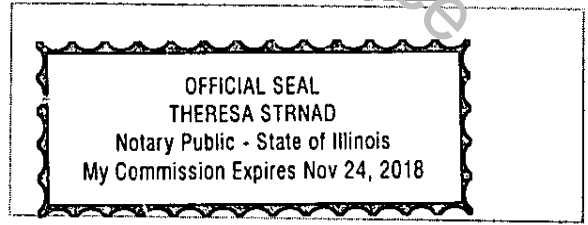
TERESA STRNAD

By the said (Name of Grantee): Carolyn NGUYEN CN

On this date of: 6 | 3 | 20 17

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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