

# UNOFFICIAL COPY

**Return To**

Tuyen Nguyen  
17849 Bernard Dr Unit 2  
Orland Park, IL 60462

Doc# 1818018055 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/29/2018 11:50 AM Pg: 1 of 5

Dec ID 20180601613731  
ST/CO Stamp 2-003-882-784

**This Instrument Prepared by:**

Timothy P. McHugh, LTD  
Attorney  
360 W. Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**

Tuyen Nguyen  
17849 Bernard Dr Unit 2  
Orland Park, IL 60462

Order #: RLC-1801356

This space for recording information only

## QUITCLAIM DEED

Tax Exempt under   E  

X *Tuyen Nguyen*  
TUYEN NGUYEN

6/22/18  
Date

**GRANTOR,**

TUYEN NGUYEN, married, herein joined by their spouse LIEM PHAM  
17849 Bernard Dr Unit 2  
Orland Park, IL 60462

NGA TRAN, single  
4206 Alief Village Drive  
Houston, TX 77072

for and in consideration of ZERO AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

**GRANTEE,**

TUYEN NGUYEN, married  
17849 Bernard Dr Unit 2  
Orland Park, IL 60462

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**LEGAL DESCRIPTION:**

**PIN: 27-32-102-003-1002**

**Property Address: 17849 Bernard Dr Unit 2, Orland Park, IL 60462**

**Preparer has examined no underlying title documentation regarding this deed**

FIDELITY NATIONAL TITLE

RLC1801356

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IN TESTIMONY WHEREOF, witness the signatures of the Grantors on the date first written above.

X *Tuyen Nguyen*  
TUYEN NGUYEN

6/22/18  
Date

X *Liem Pham*  
LIEM PHAM

6/22/18  
Date

State of Illinois

County of DuPage

REAL ESTATE TRANSFER TAX

27-Jun-2018



COUNTY: 0.00

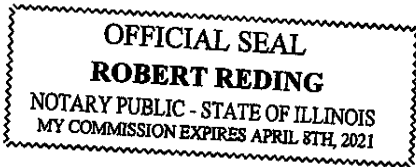
ILLINOIS: 0.00

TOTAL: 0.00

27-32-102-003-1002

| 20180601613731 | 2-003-882-784

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 22 day of June, 2018, by TUYEN NGUYEN and LIEM PHAM, who are personally known to me or produced DRIVERS LIC as identification and who signed this instrument willingly.



*Robert Reding*  
NOTARY SIGNATURE

Cook County Clerk's Office

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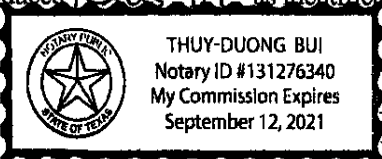
IN TESTIMONY WHEREOF, witness the signatures of the Grantors on the date first written above.

NGA TRAN  
NGA TRAN

05/25/18  
Date

State of <sup>TX</sup> ~~Harris~~ Texas  
County of Harris

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 25 day of May, 2018, by NGA TRAN, who are personally known to me or produced Texas DL as identification and who signed this instrument willingly.



[Signature]  
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Property of Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

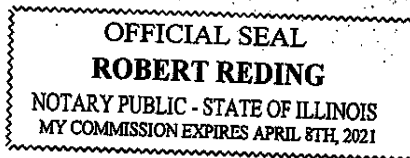
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 20, 2018 Signature:

X [Signature]

Grantor or Agent

Subscribed and sworn to before  
Me by the said TUYEN NGUYEN  
this 20 day of June,  
2018.



NOTARY PUBLIC [Signature]

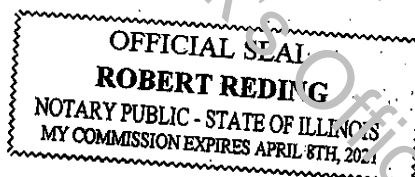
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date June 22, 2018 Signature:

X [Signature]

Grantee or Agent

Subscribed and sworn to before  
Me by the said TUYEN NGUYEN  
This 22 day of June,  
2018.



NOTARY PUBLIC [Signature]

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.)

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## EXHIBIT "A"

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EAGLE RIDE CONDOMINIUM IV AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 94853963, IN THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 27-32-102-003-1002

Property Address: 17849 Bernard Dr Unit 2, Orland Park, IL 60462

Property of Cook County Clerk's Office