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1818416038

Doc# 1818416038 Fee \$52.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/03/2018 12:01 PM PG: 1 OF 8

ACCOM-PAC

Commitment Number: 23843033

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: **Duc Nguyen and Thu Thi Bui: 5355 W Winona Street, Chicago, IL 60630 / Dennis Nguyen: 1468 Beaumont Circle, Bartlett, IL 60103 / Dat Tien Nguyen: 5355 W Winona Street, Chicago, IL 60630**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-09-308-048-0000**

QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Duc Nguyen and Thu Thi Bui, a married couple, (and are the parents of **Thao Nguyen**, **Dennis Nguyen**, and **Dat Tien Nguyen**), whose mailing address is **5355 W Winona Street, Chicago, IL 60630**, and **Thao Nguyen**, married, whose mailing address is **5455 W Bryn Mawr Avenue, Chicago, IL 60646**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Duc Nguyen and Thu Thi Bui**, a married couple, whose tax mailing address is **5355 W Winona Street, Chicago, IL 60630**, **Dennis Nguyen**, married, whose tax mailing address is **1468 Beaumont Circle, Bartlett, IL 60103**, and **Dat Tien Nguyen**, unmarried, whose tax mailing address is **5355 W Winona Street, Chicago, IL 60630**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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The West 30.90 feet of the East 70.90 feet of lots 21,22,23, and 24, taken as a single tract of land in Block 15 in the village of Jefferson, in section 9, township 40 north, range 13, east of the third principal meridian, in Cook County, Illinois. Assessor's Parcel No: 13-09-308-048-0000

Property Address is: 5355 W Winona Street, Chicago, IL 60630

Prior instrument reference: 0729609048

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

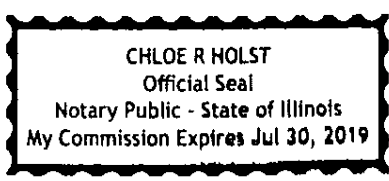
Executed by the undersigned on 05/19/18, 2018.

Duc Nguyen

Duc Nguyen
STATE OF IL
COUNTY OF COOK

The foregoing instrument was acknowledged before me on May 19, 2018 by **Duc Nguyen** who is personally known to me or has produced IL State ID exp 12/31/18 as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Chloe R Holst
Notary Public



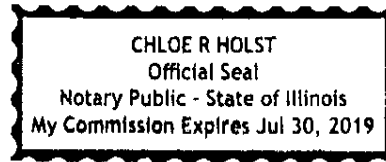
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Thu Thi Bui
STATE OF IL
COUNTY OF COOK

The foregoing instrument was acknowledged before me on May 19, 2018 by **Thu Thi Bui** who is personally known to me or has produced IL Drivers License ⁸¹⁰ ₀₁₀₁₀ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public



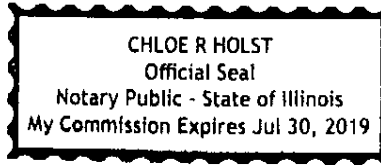
Property of Cook County Clerk's Office

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Thao Nguyen
 STATE OF IL
 COUNTY OF COOK

The foregoing instrument was acknowledged before me on May 19, 2018 by **Thao Nguyen** who is personally known to me or has produced IL Drivers License exp 06/28/21 as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Chloe R Holst
 Notary Public



Property of Cook County Clerk's Office

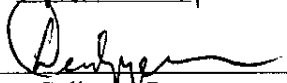
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: June 27, 2018


Buyer, Seller or Representative

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

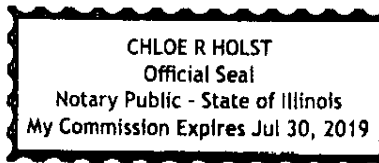
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or 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 05/19/, 2018

[Signature]
Signature of Grantor or Agent



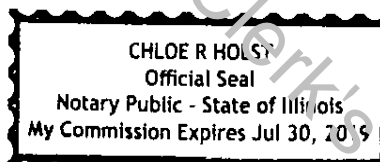
Subscribed and sworn to before
Me by the said Dan Nguyen
this 19th day of May,
2018.

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 5/19, 2018

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Dennis Nguyen
This 19th day of May,
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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AFFIDAVIT - PLAT ACT RECORDER OF COOK COUNTY

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

Affiant, DUE KHUEN, being duly sworn on oath, states that he/she/they reside(s) at 5355 W. WINONA, CHICAGO, IL 60630. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
- 2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
- 3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
- 4. The sale or exchange of land is between owners of adjoining and contiguous land.
- 5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
- 7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- 10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

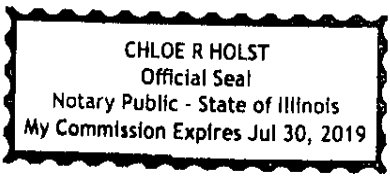
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she/they make(s) this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

By: [Signature]

SUBSCRIBED AND SWORN to before me this 19th day of May, 2018.

[Signature]
Notary Public
My commission expires: 07:30:2019



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REAL ESTATE TRANSFER TAX 03-Jul-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-09-308-048-0000 | 20180701617982 | 0-383-339-296

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

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 03-Jul-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-09-308-048-0000 | 20180701617982 | 0-616-090-400