

# UNOFFICIAL COPY

QUIT CLAIM DEED  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc# 1927545115 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/02/2019 04:15 PM PG: 1 OF 4

Property of Cook County Clerk's Office

THE GRANTOR, ALLEN PHAN and TINA PHAN, both of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to ALLEN PHAN of Schaumburg, IL, TINA PHAN of Schaumburg, IL, TOM PHAN of Streamwood, IL, and JIM PHAN of Palatine, IL, as joint tenants, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

See attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if applicable.

Permanent Real Estate Index Number(s): 07-27-211-004-0000

Address(es) of Real Estate: 319 Hillside Ct., Schaumburg, IL 60193

Dated this September 13<sup>th</sup>, 2019

Allen Phan

Tina Phan

MJ 9-26-19  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
37500 \$ 0

REAL ESTATE TRANSFER TAX		02-Oct-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

07-27-211-004-0000 | 20190901601385 | 1-821-853-280

S X  
P 4/6/19  
S N  
M     
SC     
E     
INT   



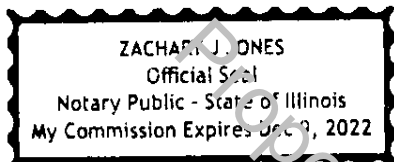
First American  
Title Insurance Company

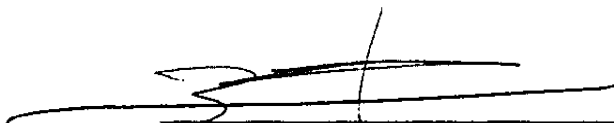
# UNOFFICIAL COPY

STATE OF ILLINOIS; COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that: ALLEN PHAN and TINA PHAN, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

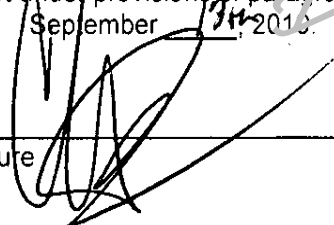
Given under my hand and official seal this 13<sup>th</sup> day of September, 2019.



  
\_\_\_\_\_  
Notary Public

Exempt under provisions of paragraph e Section 31-45, real estate transfer tax law.

Dated: September 13<sup>th</sup>, 2019.

Signature \_\_\_\_\_  


Prepared by:  
Christopher L. Haas  
22 S. 4<sup>th</sup> Street  
Suite 5  
Geneva, IL 60134

Taxpayer and Return to:  
Allen Phan and Tina Phan  
319 Hillside Ct.  
Schaumburg, IL 60193

County of Cook County Clerk's Office



# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

LOT ONE THOUSAND EIGHT HUNDRED SEVENTEEN (1817) IN LANCER SUBDIVISION UNIT 18, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 26 AND PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 19, 1976, AS DOCUMENT NUMBER 2870365.

P.I.N.: 07-27-211-004-0000

Common address: 319 HILLSIDE COURT, SCHAUMBURG, IL 60193

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## 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: 9 | 13 | 20 | 19

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

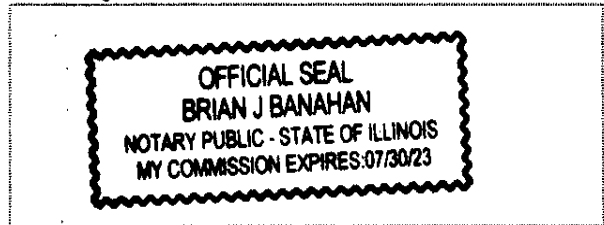
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): ALLEN PHAN & TINA PHAN

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 20

NOTARY SIGNATURE: [Signature]



### 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: 9 | 13 | 20 | 19

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

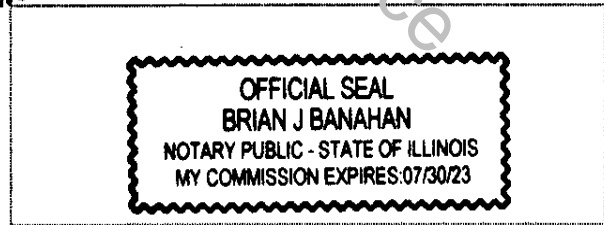
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): TOM PHAN & TIM PHAN

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 20

NOTARY SIGNATURE: [Signature]



### 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)**)