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1932445065

QUIT-CLAIM DEED Statutory (Illinois)

Doc# 1932445065 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/20/2019 11:32 AM PG: 1 OF 3

THE GRANTOR(S), Dong Van Nguyen and Tu Thi Do, husband and wife, of the City of Chicago, County of Cook, State of Illinois, and Oanh Nguyen, unmarried, of the Village of Hanover Park, County of DuPage, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other considerations in hand paid, CONVEY(S) and QUIT-CLAIM(S) to Dong Van Nguyen and Oanh Nguyen, Not as Tenants in Common, But as Joint Tenants, all interest in the following described Real Estate, situated in Cook County, Illinois, commonly known as 6247 N. Francisco Avenue, Chicago, Illinois, legally described as:

LOT 30 IN BLOCK 7 IN T.J. BRADY'S SIX GREEN BRIAR ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act.

Date: 10/21/2019

[Signature]

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, Not as Tenants in Common, But as Joint Tenants.

Permanent Real Estate Index Number(s): 13-01-114-003-0000

Address(es) of Real Estate: 6247 N. Francisco Avenue, Chicago, Illinois 60659

DATED this 21 day of October, 2019.

[Signature]
Dong Van Nguyen

[Signature]
Tu Thi Do

[Signature]
Oanh Nguyen

S Y
P 3
S 1
M X
SC 1
E X
INT [Signature]

REAL ESTATE TRANSFER TAX	20-Nov-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



REAL ESTATE TRANSFER TAX	20-Nov-2019
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



13-01-114-003-0000 | 20191101649976 | 0-446-064-992

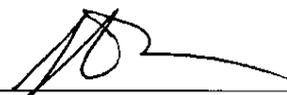
13-01-114-003-0000 | 20191101649976 | 1-523-738-976
* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dong Van Nguyen, Tu Thi Do, and Oanh 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 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 31 day of October, 2019.



Notary Public



This instrument prepared by Steven M. Kudulis, 3333 Warrenville Road, Suite 200, Lisle, Illinois 60532

MAIL TO:

OANH NGUYEN
1757 W. DEVON AVE
CHICAGO, IL 60660

SEND SUBSEQUENT TAX BILLS TO:

OANH NGUYEN
1757 W. DEVON AVE
CHICAGO, IL 60660

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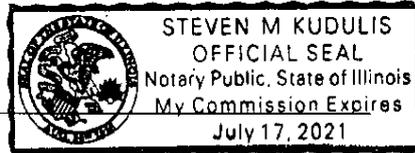
STATEMENT BY GRANTOR AND GRANTEE

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 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 10/31/19 Signature: [Signature]
Tu Thi Do Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
dated 10/21/19

Notary Public [Signature]

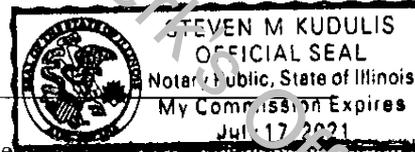


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 10/31/19 Signature: [Signature]
Dong van Nguyen Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
dated 10/21/19

Notary Public [Signature]



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.