

UNOFFICIAL COPY

Doc#: 2033346493 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/30/2020 06:07 PM Pg: 1 of 4



First American Title Insurance Company
QUIT CLAIM DEED
ILLINOIS STATUTORY
Corporation

Dec ID 20201101650949
ST/CO Stamp 0-281-007-072
City Stamp 2-096-122-848

THE GRANTOR(S) **HENRY LY**, unmarried man, **and KIM HOANG LY**, married to Nan Khac Ly, of the City of Lincolnwood, County of Cook, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to **NTH INVESTMENTS, LLC. 1516 W PRATT, LLC**, an Illinois limited liability company of 6758 N. Nokomis Ave., Lincolnwood, IL 60712 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

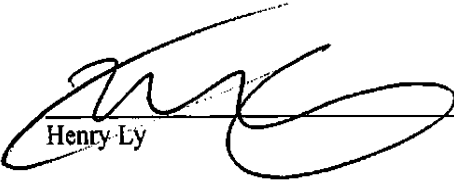
SUBJECT TO: General taxes for the year 2020 and subsequent years.

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

Permanent Real Estate Index Number(s): 11-32-120-027-0000

Address(es) of Real Estate: 1516 W. Pratt Blvd., Unit F, Chicago, IL 60626

Dated this 7 day of Oct, 2020


Henry Ly


Kim Hoang Ly

* This is not a homestead property of Nan Khac Ly.

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STATE OF IL, COUNTY OF ~~DE~~ Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT HENRY LY and KIM HOANG LY 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 7 day of Oct, 2020.



(Notary Public)

Prepared by:

Jay Chie
2454 E. Dempster, Suite 310
Des Plaines, IL 60016

Mail To:

NTH INVESTMENTS, LLC. 1516 W PRATT, LLC.
6758 N. Nokomis Ave.,
Lincolnwood, IL 60712

Name and Address of Taxpayer:

NTH INVESTMENTS, LLC. 1516 W PRATT, LLC.
6758 N. Nokomis Ave.,
Lincolnwood, IL 60712

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 31-45, REAL ESTATE TRANSFER TAX
LAW.

DATE: 10/7/20

Signature of Grantor, Grantee, or Representative

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Exhibit "A" Legal Description

PARCEL 1:

THE NORTH 19.42 FEET OF THE SOUTH 97.10 FEET OF THAT PART OF LOT 16 LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO WEST LINE OF SAID LOT 16 FROM A POINT ON SAID WEST LINE 34.69 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 16.

PARCEL 2:

THE EAST 8 FEET OF THE WEST 20 FEET OF THE NORTH 20 FEET OF LOT 16 IN BLOCK 42 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 LYING EAST OF THE RIDGE ROAD OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED, DATED SEPTEMBER 22, 1961 AND RECORDED OCTOBER 16, 1961 AS DOCUMENT NUMBER 18303195, MADE BY ALDAN INCORPORATED, A CORPORATION OF ILLINOIS, AND AS CREATED BY THE MORTGAGE FROM ALDAN INCORPORATED TO BEVERLY SAVINGS AND LOAN ASSOCIATION DATED SEPTEMBER 23, 1961 AND RECORDED OCTOBER 19, 1961 AS DOCUMENT NUMBER 18307030, AND AS CREATED BY THE DEED FROM MILDRED SKOPEC TO PIONEER TRUST AND SAVINGS BANK, TRUST NUMBER 13419, DATED SEPTEMBER 21, 1961 AND RECORDED JUNE 4, 1962 AS DOCUMENT NUMBER 18491651 FOR THE BENEFIT OF INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Address of Property: 1516 W. Pratt Blvd., Unit F, Chicago, IL 60626

PIN: 11-32-120-027-0000

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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 10/7/20

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Henry Ly
dated 10/7/2020

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 10-7-20

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said EM H. Ly
dated 10/7/2020

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.