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PRECISION TITLE

QUIT CLAIM DEED

Doc#: 2033817149 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/03/2020 02:44 PM Pg: 1 of 3

Dec ID 20201101656400
ST/CO Stamp 1-119-919-072

ILLINOIS

REAL ESTATE TRANSFER TAX		11-Nov-2020	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

15-27-107-023-0000 | 20201101656400 | 1-119-919-072

Above Space for Recorder's Use Only

19271020-10621

Village

THE GRANTOR(s) Kelly Duong and Jenny Nguyen, both unmarried, of the ~~City~~ Village of Broadview, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to Kelly Duong and Jenny Nguyen, both unmarried, and Maggie T. Duong, an unmarried woman, of 2221 Elizabeth Dr. Broadview, IL. 60155 as joint tenants the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2nd Instalment of 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number(s): 15-27-107-03-0000
Address(es) of Real Estate: 2221 Elizabeth Dr. Broadview, IL. 60155

The date of this deed is 7/27, 2020

(SEAL) Kelly Duong

(SEAL) Jenny Nguyen

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Broadview
11/03/20

State of IL, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kelly Duong and Jenny Nguyen, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 7/27, 2020

WENDY JOSEPH
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 22, 2023

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 2221 Elizabeth Dr. Broadview, IL. 60155

Permanent Real Estate Index Number(s): 15-27-107-023-0000

LOT 129 IN TERRY A. KAYE'S BEVERLY PARK SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, 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 DECEMBER 10, 1956 AS DOCUMENT NUMBER 1712267, IN COOK COUNTY, ILLINOIS.

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

Date

Buyer, Seller or Representative

7/27/2020

Kelly Duong

This instrument was prepared by:

Jeffrey A. Avny
Attorney at Law
1699 Wall Street Suite 407
Mount Prospect, IL. 60056

Send subsequent tax bills to:

Kelly Duong
2221 Elizabeth Dr.
Broadview, IL. 60155

Recorder-mail recorded document to:

Kelly Duong
2221 Elizabeth Dr.
Broadview, IL
60155

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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: 7 | 27 | 20 20

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): _____

On this date of: 7 | 27 | 20 20

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW



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: 7 | 27 | 20 20

SIGNATURE:
GRANTEE or AGENT

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

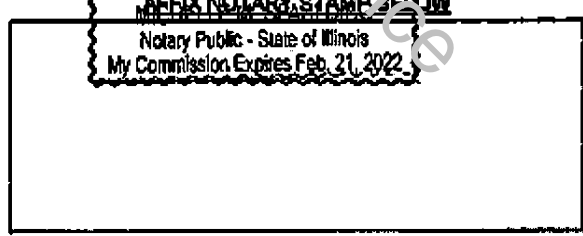
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 7 | 27 | 20 20

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(h)(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: (95 ILCS 200/Art. 31)