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QUIT CLAIM DEED

2034613045D

Doc# 2034613045 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/11/2020 02:52 PM PG: 1 OF 3

Space Above for Recorder's Use

Return Recorded Document to:

Chau Bao Tran and Nguon Dvc Nguy 7325 North Tripp Avenue Lincolnwood IL 60712

Name & Address of Taxpayer:

Chau Bao Tran and Nguon Duc Nguy as Trustees 7325 North Tripp Avenue Lincolnwood IL 60712

THE GRANTORS, CHAU BAO TRANGO NGUON DUC NGUY, of Lincolnwood, Cook County, Illinois, for and in consideration of Ten dollars (\$10.00) and other good and valuable consideration, CONVEY and QUITCLAIM to

THE GRANTEE, CHAU BAO TRAN and NGUON DUC NGUY as Trustees of the CHAU BAO TRAN and NGUON DUC NGUY REVOCABLE FRUST dated March 9, 2020, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in Cook County, Illinois:

THE SOUTHERLY 1/3 OF LOT 13 AND THE NORTHERLY 1/3 OF LOT 14 (EXCEPT THE WESTERLY 7 FEET OF SAID LOTS TAKEN FOR WIDENING OF RIDGE AVENUE)IN BLOCK 46 IN ROGERS PAR IN SECTIONS 30,31 AND 32, TOWNSHIP 47 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number P.I.N.: 11-31-223-025-0000 Property Address: 6815 N Ridge Blvd, Chicago IL 60645

Dated March 9, 2020

Chau Bao Tran, Grantor

Nguon Duc Nguy, Grantor

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State of Illinois)
SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that CHAU BAO TRAN and NGUON DUC NGUY, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

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Given under my hand and notarial seal, on March 9, 2020.



Carolyn Coukos, Notary Public

My Commission expires October 23, 2022

This instrument was prepared by Carolyn Coukos Coukos Law 5250 Old Orchard Road, Suite 300 Skokie IL 60077

Exempt under 35 ILCS 200/31-45 paragraph (e)

Date: March 9, 2(20)

Chau Bao Tran, Grantor

Nguon Dug Nguy, Grantor

Chau Bao Tran as Trustee, Grantee

Nguoi

Nguon/Duo Nguy as Trustee, Grantee

REAL EST	ATE TRANSFE	RTAX	06-Oct-2020
	Te a	COUNTY:	0.00
(4.00		ILLINOIS:	0.00
		TOTAL:	0.00
11-31	-223-025-0000	20200401656254	0-184-290-784

REAL ESTATE TRA	08-Sep-2020	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
11-31-223-025-000	00 20200401656254	0-652-339-680

^{*} Total does not include any applicable penalty or interest due

2034613045 Page: 3 of 3

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEF

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

NOTARY SIGNATURE

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 faws of the State of Illinois

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: M 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 swum to before me, Name of Notary Public: By the said (Name of Grantor): **AFFIX NOTARY STAMP BELOW** On this date of: CAROLYN COUKOS OFFICIAL SEAL **NOTARY SIGNATURE:** lotary Public, State of Illinois My Commission Expires CAROLYN COUKOS October 23, 2022 OFFICIAL SEAL Notary Public, State of Illinois GRANTEE SECTION My Commission Expl es The GRANTEE or her/his attendants and rehities that 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: M 20 20 SIGNATURE: GRANTEE or AGENT GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GP2 NIEE signature. Subscribed and sworn to before me, Name of Notary Public: By the said (Name of Grantee): Name AFFIX NOTARY STAM? PELOW On this date of: CAROLYN COUKUS

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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

OFFICIAL SEAL

Notary Public, State of Illinois My Commission Expires October 23, 2022