



QUIT CLAIM DEED

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 Duc 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 TRAN and 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 TRUST 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 41 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

Handwritten signatures of Chau Bao Tran and Nguon Duc Nguy with printed names below.

Vertical stamp: S Y, P 3, S J, M, SC, E, INTB



# 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: Mar 9, 2020

SIGNATURE: [Signature]  
GRANTOR or AGENT

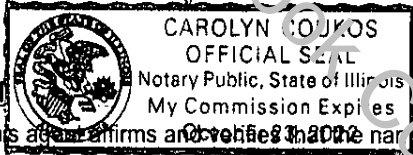
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

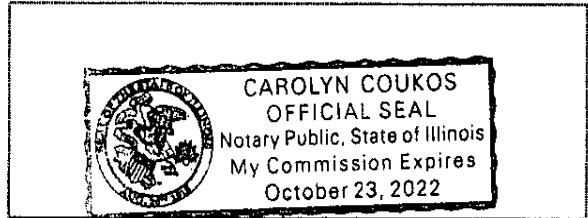
By the said (Name of Grantor): Chau Bao Tran  
Nguyen Duc Nguyn

On this date of: Mar 9, 2020

NOTARY SIGNATURE: [Signature]



AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and certifies 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: Mar 9, 2020

SIGNATURE: [Signature]  
GRANTEE or AGENT

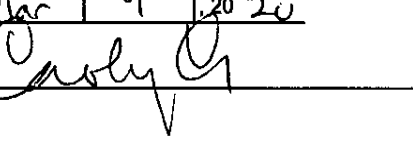
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

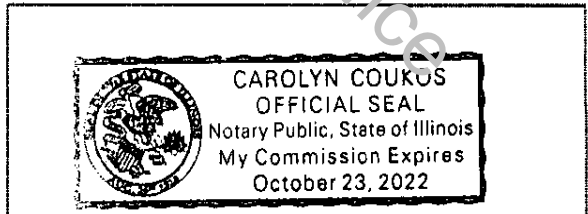
By the said (Name of Grantee): Chau Bao Tran and  
Nguyen Duc Nguyn Trust

On this date of: Mar 9, 2020

NOTARY SIGNATURE: [Signature]



AFFIX NOTARY STAMP BELOW



### 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)**)