



QUIT CLAIM DEED

Doc# 2034613046 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:

LOT 31 IN BLOCK 1 IN JAMES PEASE'S FIRST IRVING PARK BOULEVARD ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number P.I.N.: 13-23-207-013-0000
Property Address: 3923 N Sawyer Ave, Chicago IL 60618

Dated March 9, 2020

Chau Bao Tran, Grantor

Nguon Duc Nguy, Grantor

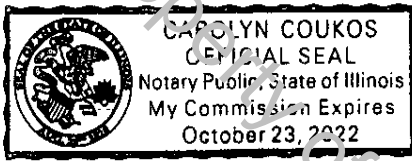
Vertical stamp: S 4, P 3, S 1, M, SC, E, IN: SB

UNOFFICIAL COPY

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.

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



Carolyn Coukos

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 25 ILCS 200/31-45 paragraph (e)
Date: March 9, 2020

[Signature]
Chau Bao Tran, Grantor

[Signature]
Nguon Duc Nguy, Grantor

[Signature]
Chau Bao Tran as Trustee, Grantee

[Signature]
Nguon Duc Nguy as Trustee, Grantee

REAL ESTATE TRANSFER TAX		08-Sep-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		06-Oct-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-23-207-013-0000 | 20200401656252 | 1-230-465-504

13-23-207-013-0000 | 20200401656252 | 0-687-068-640

* Total does not include any applicable penalty or interest due

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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: 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.

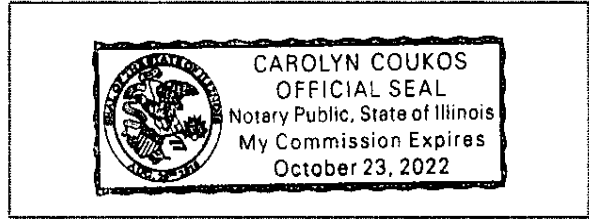
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: Mar 9, 2020

NOTARY SIGNATURE: [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: 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.

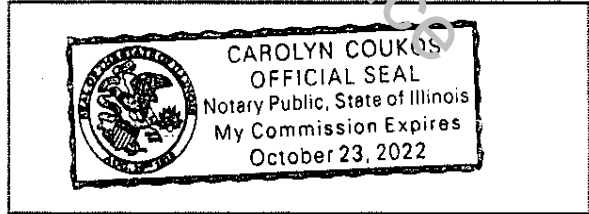
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Chau Bao Tran and
Nguyen Duc Nguy 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)**)