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QUIT CLAIM DEED

Doc# 2034613047 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 TRAN 2.02 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 SOUTH 10 FEET OF LOT 5 AND ALL OF LOT 6 IN BLOCK 1. IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 1/5, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number P.I.N.: 13-11-223-004-0000

Property Address: 5245 N Spaulding Ave, Chicago IL 60625

Dated March 9, 2020

Chau Bao Tran, Grantor

Nguon Buc Nguy, Grantor

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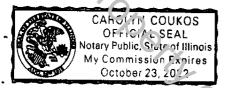
UNOFFICIAL COPY

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.

,004 COUT

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 Duc Nguy, Grantor

Chau Bao Tran as Trustee, Grantee

Nguon Duc Nguy as Trustee, Grantee

REAL ESTATE TRANSFER TAX		08-Sep-2020	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	
10.44.003.004.000	nn 20200401656234	0-655-116-768	

13-11-223-004-0000 2020040100020 1 0 0 0 0	
*Total does not include any applicable penalty or intere	st due

REAL ESTATE	TRANSFER	TAX	06-Oct-2020
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
13-11-223	3-004-0000	20200401656234	1-938-290-144

2034613047 Page: 3 of 3

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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: Max

SIGNATURE:

RANTOR OF 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:

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the nar legifithe **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: //

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): Name

On this date of: $f(\setminus_{\mathcal{O}}$

NOTARY SIGNATURE:

AFFIX NOTARY STAME DELOW



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)

rev. on 10.17.2016