



2111125013D

QUIT CLAIM DEED

Doc# 2111125013 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/21/2021 12:26 PM PG: 1 OF 4

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:

LOTS 4 AND 5 IN WITTBOLD'S THIRD ADDITION TO KENILWORTH HIGHLANDS IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1927 AS DOCUMENT 9646088 IN COOK COUNTY, ILLINOIS.

Permanent Index Number P.I.N.: 10-27-419-011-0000, 10-27-419-012-0000
Property Address: 7325 N. Tripp Avenue, Lincolnwood IL 60712

Dated March 9, 2020

Table with 2 columns: Description (REAL ESTATE TRANSFER TAX, COUNTY, ILLINOIS, TOTAL) and Amount (0.00, 0.00, 0.00). Includes date 20-Apr-2021 and various identification numbers.

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

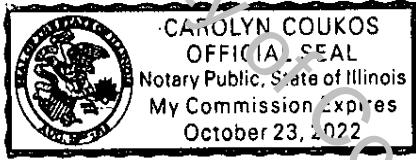
Vertical stamp: S Y, P 4, S, M, SC, E Y, INT DW

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

Chau Bao Tran

Chau Bao Tran, Grantor

Nguyen Duc Nguy

Nguyen Duc Nguy, Grantor

Chau Bao Tran

Chau Bao Tran as Trustee, Grantee

Nguyen Duc Nguy

Nguyen Duc Nguy as Trustee, Grantee

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.

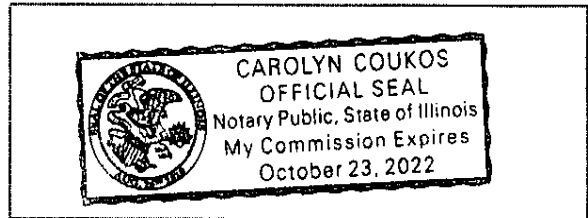
Subscribed and sworn to before me, Name of Notary Public:

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

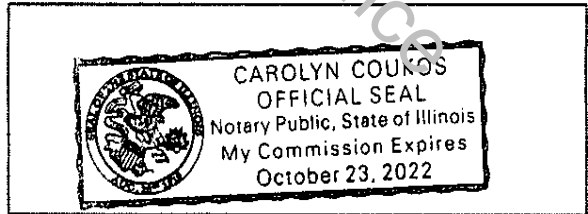
Subscribed and sworn to before me, Name of Notary Public:

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)**)

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LINCOLNWOOD CERTIFICATE OF PAYMENT OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES OWED THE VILLAGE

The undersigned, Director of Finance, or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: GRUBBS, TRACY ANN DUC NANN

Mailing Address: 7734 JUNE
IRVINGDALE, IL 60132

Telephone No: _____

Agency or Agent: _____

Telephone No: _____

Property Address: 7734 JUNE
IRVINGDALE, IL 60132

Property Index Number (PIN): 10-57-119-011-000 10-57-119-012-000

Water Account Number: 009252-000

Date of Issuance: 08/31/2020

State of Illinois)
County of Cook) **VILLAGE OF LINCOLNWOOD**

This instrument was acknowledged before me on 08/31/2020 by Tracy Ann Grubbs

By [Signature]
Robert McMill
Finance Director

[Signature]
(Notary Public)



ILLINOIS NOTARY PUBLIC - COOK COUNTY - PAYABLE TO THE BOARD OF CLERKS

Property of Cook County Clerk's Office