

# UNOFFICIAL COPY

**Prepared By**

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ARK Attorneys at Law  
1000 North Milwaukee Avenue, Suite 203  
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Doc#: 2111620014 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/26/2021 09:20 AM Pg: 1 of 3

Dec ID 20210401605691  
ST/CO Stamp 1-907-928-592  
City Stamp 1-431-907-856

Space Above This Line for Recorder's Use

## ILLINOIS QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENT, that for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid to Anh-Tuan Truong and April Truong, a married couple and Catherine Truong, a single woman (hereinafter known as the "Grantor(s)") hereby quitclaims to 2719 Melrose LLC, an Illinois Limited Liability Company, all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois to-wit:

LOT 96 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13244060160000

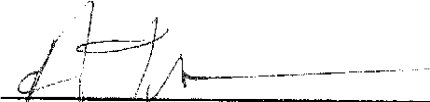
Commonly known as: 2719 West Melrose Street, Chicago, IL 60618

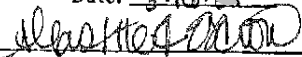
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

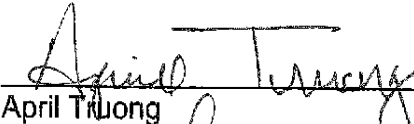
To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

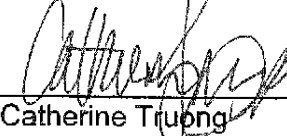
DATED this 16 day of March, 2021



Exempt under provisions of Paragraph E  
Section 31-45, Property Tax Code.  
Date: 3-16-21


  
\_\_\_\_\_  
Anh-Tuan Truong

  
\_\_\_\_\_  
Buyer, Seller, Representative

  
\_\_\_\_\_  
April Truong

  
\_\_\_\_\_  
Catherine Truong

REAL ESTATE TRANSFER TAX		21-Apr-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-24-406-016-0000   20210401605691   1-907-928-592		

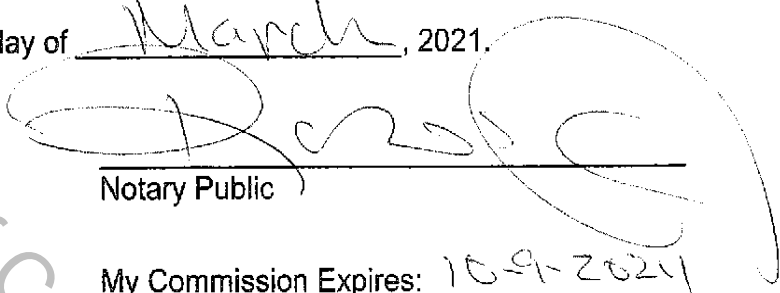
REAL ESTATE TRANSFER TAX		21-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-24-406-016-0000   20210401605691   1-431-907-856		
* Total does not include any applicable penalty or interest due.		

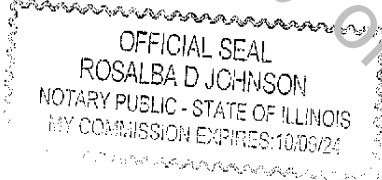
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STATE OF ILLINOIS)

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anh Tuan Truong, April Truong and Catherine Truong (whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 16 day of March, 2021.  
  
\_\_\_\_\_  
Notary Public



My Commission Expires: 10-9-2024

**After Recording Return To**

Tradd A. Fromme  
ARK Attorneys at Law  
1000 North Milwaukee Avenue, Suite 203  
Chicago, IL 60642

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

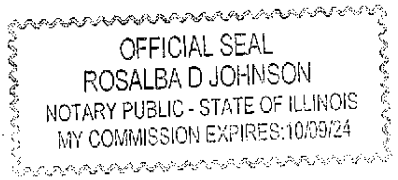
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 title to real estate under the laws of the State of Illinois.

Dated March 16, 2021

*[Handwritten Signature]*

Signature: \_\_\_\_\_  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Anh-Tuan Truong, April Truong & Catherine Truong  
This 16, day of March, 2021  
Notary Public [Signature]



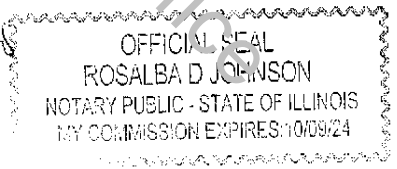
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 3-16, 2021

*[Handwritten Signature]*

Signature: \_\_\_\_\_  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Anh-Tuan Truong, April Truong & Catherine Truong  
This 16, day of March, 2021  
Notary Public [Signature]



**Note:** 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)