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Doc# 2118819015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/07/2021 10:36 AM PG: 1 OF 4

**QUIT CLAIM DEED**  
**To Tenancy by the Entirety**

THE GRANTORS, Tam Nguyen, a married man, of 12528 South Deer Park Drive, Unit 1, Alsip, IL, 60803, and Trina Kim Nguyen, an unmarried woman, of 2266 Arthur Avenue, San Jose, CA, 95127, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Tam Nguyen and Hong Thi Anh Nguyen, husband and wife, of 12528 South Deer Park Drive, Unit 1, Alsip, IL, 60803, as Tenants in the Entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(SEE ATTACHED EXHIBIT A)

Commonly known as: 12528 South Deer Park Drive, Unit 1  
Alsip, IL, 60803

PIN No. 24-26-311-019-1063

Subject to the general real estate taxes for the year 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Dated this 18 day of May, 2021

\_\_\_\_\_  
Tam Nguyen

\_\_\_\_\_  
Trina Kim Nguyen

REAL ESTATE TRANSFER TAX

07-Jul-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

24-26-311-019-1063 | 20210601673491 | 0-829-504-784

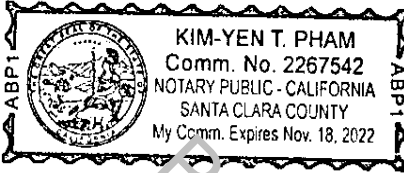
VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX

# UNOFFICIAL COPY

STATE OF CALIFORNIA, COUNTY OF Santa Clara ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Trina Kim Nguyen, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18<sup>th</sup> day of May, 20 21.



[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tam Nguyen, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2<sup>nd</sup> day of June, 20 21.



[Signature] (Notary Public)

THIS TRANSFER IS EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45(e).

Dated 7/7/21 [Signature]  
Grantor

**Prepared by:**  
David S. Panega, Esq.  
5 Pennsbury Court  
Bolingbrook, IL 60440

**Name and Address of Taxpayer:**  
Tam Nguyen  
Hong Thi Anh Nguyen  
of 12528 South Deer Park Drive, Unit 1,  
Alsip, IL, 60803

**Mail To:**  
David S. Panega Law Office  
5 Pennsbury Court  
Bolingbrook, IL, 60440

**VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX**



**UNOFFICIAL COPY**  
**First American**

First American Title Insurance Company  
2775 Diehl Road  
Warrenville, IL 60555

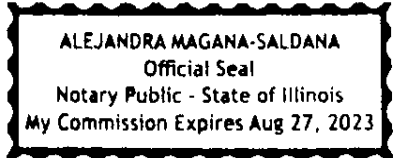
**STATEMENT BY GRANTOR AND GRANTEE**

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 6/28/21 Signature Tam Nguyen  
Grantor or Agent

Subscribed and sworn to before me by the said Tam Van Nguyen affiant  
this 28 day of June, 2021

Notary Public Alejandra Magana Saldana

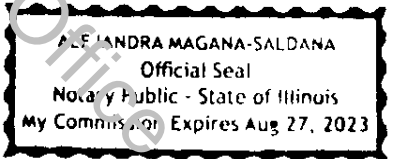


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 06/28/2021 Signature Hong Thi Anh Nguyen  
Grantor or Agent

Subscribed and sworn to before me by the said Hong Thi Anh Nguyen affiant  
this 28 day of June, 2021

Notary Public Alejandra Magana Saldana



Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## EXHIBIT A - Legal Description:

UNIT 12528 IN DEER PARK II CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN DEER PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER AS DOCUMENT 04045704 AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 12528 South Deer Park Drive, Unit 1  
Alsip, IL, 60803

PIN No. 24-26-311-019-1063

Property of Cook County Clerk's Office

VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX