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Doc# 2124242110 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2021 10:52 AM Pg: 1 of 4

QUITCLAIM DEED

Prepared by &
MAIL TO:

John S. Young
P.O. Box 428
Mt Prospect, IL 60056

Dec ID 20210801629056
ST/CO Stamp 1-474-819-856

NAME & ADDRESS OF TAXPAYER:

Binh Nguyen
907 E Ardyce Ln
Mt Prospect, IL 60056

(The Above Space For Recorder's Use Only)

THE GRANTOR(S), XUYEN KIM NGUYEN and NGAT XAN NGUYEN, husband and wife, of 1447 W. Wedgewood Dr., Anaheim, State of California, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S), RELEASE(S) AND QUITCLAIM(S) to BINH X. NGUYEN and MAYUMI M. YAMAZOE, husband and wife, of 907 E. Ardyce Lane, Mount Prospect, Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

(See attached for legal description)

Permanent Real Estate Index Number(s): 03-35-309-024-0000

Address of Real Estate: 907 E. Ardyce Lane, Mount Prospect, IL 60056.

hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever not as Tenants in Common nor as Joint Tenants, but as Tenants by the Entirety, SUBJECT TO: General taxes for 2018 and subsequent years and easements, conditions and restrictions of record.

DATED this 22 day of July, 2021

[Signature] (SEAL)
XUYEN KIM NGUYEN

[Signature] (SEAL)
NGAT XAN NGUYEN

FIRST AMERICAN TITLE
FILE # 3102049

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that XUYEN KIM NGUYEN and NGAT XAN NGUYEN, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument

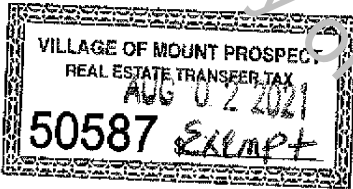
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State of California, County Orange. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that XUYEN KIM NGUYEN and NGAT XUAN NGUYEN, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument Appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

LEGAL DESCRIPTION of the premises

commonly known as 907 E. Ardyce Lane, Mount Prospect, Illinois:

LOT 33 IN WESTGATE GARDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 1 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 27, 1976 AS DOCUMENT 2884063.



Exempt under provisions of Paragraph 2, Section 31 - 45, Property Tax Code.

7/22/21 [Signature]
Date Buyer, Seller, or Representative

Cook County Clerk's Office

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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange }

On July 22nd, 2021 before me, Clara I. Juarez Martinez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Xuyen Kim Nguyen & Ngat Xuan Nguyen
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

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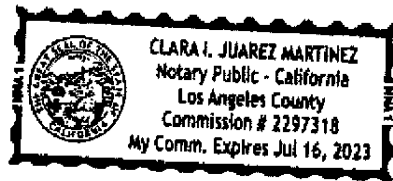
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirm that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated July 22nd, 2021 Signature: [Signature]
Grantor or Agent

Sworn and subscribed to before me
this 22 day of July, 2021.

Notary Public: Clara I. Juarez Martinez
[Signature]

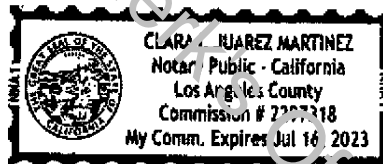


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 22nd, 2021 Signature: [Signature]
Grantee or Agent

Sworn and subscribed to before me
this 22 day of July, 2021.

Notary Public: [Signature]



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 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.)