

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTORS, LONG TU and  
LINH T. PHAM, husband and wife,

Doc# 2130839075 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/04/2021 08:53 AM Pg: 1 of 3  
Dec ID 20211101628566

of the Village of Niles, County of Cook, State of Illinois for the consideration of One Dollar (\$1.00) and other good and valuable consideration paid, to the grantee in hand paid, CONVEY and WARRANTY to LONG TU or LINH TRUC PHAM, not individually but as trustees of the LONG TU AND LINH TRUC PHAM LIVING TRUST dated September 27, 2021, the beneficial interest of said trust being held by Long Tu and Linh Truc Pham, husband and wife, as tenancy by the entirety, 7644 W. Grennan Pl., Niles, Illinois, all interest in the following described real estate situated in Cook County, State of Illinois to wit:

LOT FORTY (40) (EXCEPT THE WEST FIVE FEET THEREOF) AND LOT FORTY ONE (41) (EXCEPT THE EAST TEN FEET THEREOF) IN FOURTH ADDITION TO GRENNAN HEIGHTS IN THE NORTH EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Permanent Real Estate Index Number(s): 09-24-303-025-0000

Address(es) of Real Estate: 7644 W. Grennan Pl., Niles, IL 60714

Dated this 27<sup>th</sup> day of Sept., 2021.

VILLAGE OF NILES REAL ESTATE TRANSFER TAX 10/22/21 7644 Grennan 27807 \$ Exempt
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LONG TU

  
LINH T. PHAM

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that LONG TU and LINH T. PHAM, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that grantors signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

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Given under my hand and official seal, this 27<sup>th</sup> day of Sept, 2021.



[Signature]  
Notary Public

This instrument was prepared by Shannon M. Heilman, Attorney-at-Law, Joseph A. La Zara & Assoc., 7246 W. Touhy Ave., Chicago, Illinois 60631

Mail to: LONG TU and LINH TRUC PHAM, 7644 W. Grennan Pl., Niles, Illinois 60714.

or Recorder's Office Box No. \_\_\_\_\_

Send Subsequent Tax Bills To: LONG TU and LINH TRUC PHAM, 7644 W. Grennan Pl., Niles, Illinois 60714.

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph e Section 4,  
Real Estate Transfer Act  
Date: 9-27-21

Prepared By:  
Shannon M. Heilman  
7246 W. Touhy Ave.  
Chicago, Illinois 60631

Signature: [Signature]

Property of Cook County Clerk's Office

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## 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: Sept. 27, 2021

Signature(s): X [Signature]

Grantor or Agent

Subscribed and sworn to before me this 27<sup>th</sup> day of Sept., 2021

[Signature]  
Notary Public



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: Sept. 27, 2021

Signature(s): X [Signature]

Grantee or Agent

Subscribed and sworn to before me this 27<sup>th</sup> day of Sept., 2021

[Signature]  
Notary Public



Note: any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a class C misdemeanor of 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).