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TRUSTEE'S DEED (ILLINOIS)

Doc#: 2135701298 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2021 12:27 PM Pg: 1 of 5

Dec ID 20211201680593
ST/CO Stamp 0-174-348-944 ST Tax \$527.50 CO Tax \$263.75
City Stamp 1-919-179-408 City Tax: \$5,538.75

THE GRANTOR **NHUHOA THI TRUONG**, as Successor Trustee of the Quang Nguyen Living Trust dated September 3, 2008 of 6045 N ^{KUSINER} ~~KUSINER~~ AVE CHICAGO IL 60646, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Selena Nguyen, Marvin Tran Nguyen, and Arlene Hoang Nguyen, as joint tenants at 5734 N. Fairfield Ave. #1, Chicago, IL 60659 all interest in the following described real estate commonly known as 5634 N. Campbell, Chicago, IL 60659. and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

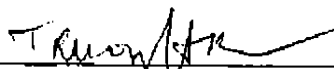
SUBJECT TO:

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

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 13-01-430-023-0000

Dated this 16 day of December, 2021.



NHUHOA THI TRUONG, as Successor Trustee of the
Quang Nguyen Living Trust dated September 3, 2008

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NhuHoa Thi Truong 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 signed, sealed and delivered in the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 11th day of December, 2021.



[Handwritten Signature]

Notary Public

THIS INSTRUMENT PREPARED BY
Terry Fogarty
The Law Office of Terrence M. Fogarty
161 Market St.
Willow Springs, IL 60480

MAIL TO:
Selena Nguyen, Marvin Tran Nguyen, and
Arlene Hoang Nguyen
5634 N. Campbell
Chicago, IL 60659

SEND SUBSEQUENT TAX BILLS TO:
Selena Nguyen, Marvin Tran Nguyen, and
Arlene Hoang Nguyen
5634 N. Campbell
Chicago, IL 60659

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CHICAGO:	3,956.25
CTA:	1,582.50
TOTAL:	5,538.75 *

13-01-430-023-0000 | 20211201680593 | 1-919-179-408

Total does not include any applicable penalty or interest due.

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		COUNTY:	263.75
		ILLINOIS:	527.50
		TOTAL:	791.25
13-01-430-023-0000	20211201680593	0-174-348-944	

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LOT 8 IN BLOCK 22, IN W.F. KAISER AND COMPANY'S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER (EXCEPT THE WEST 33 FEET THEREOF) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

13-01-430-023-0000
5634 N. Campbell Ave, Chicago, IL 60659

Property of Cook County Clerk's Office