

# UNOFFICIAL COPY

Doc#. 2207704108 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/18/2022 09:09 AM Pg: 1 of 6

Dec ID 20220301653098  
ST/CO Stamp 1-461-718-416  
City Stamp 0-917-376-400

Requested by and please return to:

**Fidelity National Title**  
8200 185<sup>th</sup> Street, Suite F  
Tinley Park, IL 60482

Property of Cook County Clerk's Office

## RECORDING COVER PAGE

FILE NUMBER: SC22000333

Document: QUIT CLAIM DEED

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Prepared By: )  
 Ms. Sen Nguyen )  
 5253 N Mason Ave )  
 Chicago, Illinois 60630 )  
 )  
 After Recording Return To: )  
 Mr. Anh Truong a Married Man and Anna Nguyen and Tony )  
 Nguyen Husband and Wife, all as Joint Tenants )  
 5253 N Mason Ave )  
 Chicago, Illinois 60630 )

## QUIT CLAIM DEED

SC 22000333  
 FIDELITY NATIONAL TITLE

**BE IT KNOWN BY ALL** that Phong Huy Nguyen a Married Man whose address is 5253 N Mason Ave, Chicago, Illinois 60630, and Anna Nguyen and Tony Nguyen Wife and Husband whose address is 5253 N Mason Ave, Chicago, Illinois 60630, hereby **REMISE, RELEASE AND FOREVER QUITCLAIM TO** Anh Truong a Married Man and Anna Nguyen and Tony Nguyen wife and husband all as Joint Tenants whose address is 5253 N Mason Ave, Chicago, Illinois 60630, all right title, interest and claim to the following real estate property located at 5253 N Mason Ave in the City/Township of Chicago, located in the County of Cook and State of Illinois and ZIP code of 60630, to-wit:

**LEGAL DESCRIPTION:** LOT 26 IN BLOCK 3 IN GLADSTONE GARDENS, BEING A SUBDIVISION OF LOTS 1 AND 2 (EXCEPT THE NORTHERLY 150 FEET) IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

Exempt under provision or paragraph E, section 4, real estate transfer tax act

Date 3/7/2022

Signature ef

**FOR VALUABLE CONSIDERATION**, in the amount of \$10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

**BE IT FURTHER KNOWN**, that this transfer shall be effective as of 03/04/2022, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.


5253 N Mason ave Chicago IL 60630

PIN 13-08-220-003-0000

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Anna Nguyen

  
Tony Nguyen

  
Phong Huy Nguyen

Property of Cook County Clerk's Office

**Grantee's Address:**

Mr. Anh Truong A Married Man And Anna Nguyen And  
Tony Nguyen Husband And Wife, All As Joint Tenants  
5253 N Mason Ave  
Chicago, Illinois 60630

**Grantor's Address:**


Phong Huy Nguyen A Married Man  
5253 N Mason Ave  
Chicago, Illinois 60630

**Mail Subsequent Tax Bills To:**

Anh Truong  
5253 N Mason Ave  
Chicago, Illinois 60630

Mrs. Anna Nguyen And Tony Nguyen Husband And Wife  
5253 N Mason Ave  
Chicago, Illinois 60630

**EXEMPT UNDER THE PROVISIONS  
OF PARAGRAPH E SECTION  
31-45 PROPERTY TAX CODE**

 03/16/2022

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STATE OF ILLINOIS

COUNTY OF COOK

)  
) SS.  
)

The foregoing Quit Claim Deed was acknowledged before me on 3-7-2022 by Mr. Phoung Huy Nguyen a Married Man and Mrs. Anna Nguyen and Tony Nguyen Husband and Wife, who are personally known to me or who have produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

**IN WITNESS THEREOF**, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

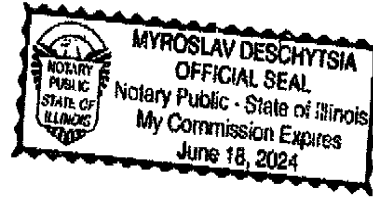
(Signature of Notary)

MYROSLAV DESCHYTSIA

(Printed Notary Name) Cook, Illinois

My Commission expires:

6-18-2024



Cook County Clerk's Office

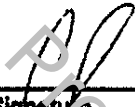
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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.

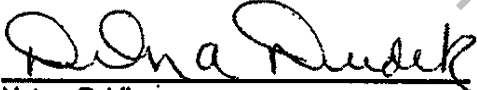
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTOR OR AGENT:**

  
Signature  
CHRIS POCIUS  
Print Name




Subscribed and sworn to before me this 07<sup>th</sup> of MARCH, 2022

  
Notary Public

The grantee or their 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.


IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTEE OR AGENT:**

  
Signature  
CHRIS POCIUS  
Print Name



Subscribed and sworn to before me this 7<sup>th</sup> of MARCH, 2022

  
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 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.]

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX** 16-Mar-2022



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

13-08-220-003-0000 | 20220301653098 | 0-917-376-400

\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX** 16-Mar-2022



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

13-08-220-003-0000 | 20220301653098 | 1-461-718-416

Property of Cook County Clerk's Office