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2214015013D

Doc# 2214015013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/20/2022 12:02 PM PG: 1 OF 4

QUIT CLAIM DEED ILLINOIS STATUTORY

THE GRANTOR, Ronald V. Pham, a married man, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to him in hand paid, CONVEYS and QUITCLAIMS to ~~Ben Y.~~ Nguyen, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: **LYNN**

LOT 22 IN BLOCK 2 IN THOMAS J. GRADY'S 6TH GREEN BRIAR ADDITION TO NORTH EDGEWATER SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

IN COOK COUNTY, ILLINOIS.


SUBJECT TO: (1) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; (2) PUBLIC UTILITY EASEMENTS OF RECORD; (2) THE LEASES; and (3) GENERAL REAL ESTATE TAXES



Tax Parcel Nos.: 13-01-106-030-0000

Address of Real Estate: 6310 N. Mozart, Chicago, Illinois, 60659

IN WITNESS WHEREOF, said Grantor has caused his seal to be hereto affixed, and has caused his name to be signed to these presents this 14 th day of May, 2020.

Ronald V. Pham

REAL ESTATE TRANSFER TAX	20-May-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	20-May-2022
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
13-01-106-030-0000	20220501617892 1-415-569-296

13-01-106-030-0000 | 20220501617892 | 1-951-981-456

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

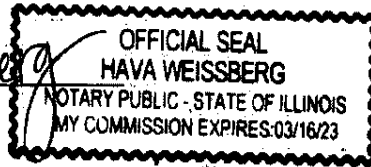
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State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that Ronald V. Pham, 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 act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of May, 2020.

Hava Weissberg
(Notary Public)



Prepared By:
Ariel Weissberg, Esq.
Weissberg and Associates, Ltd.
401 S. LaSalle Street, Suite 403
Chicago, Illinois, 60605
T. 312-663-0004

Name & Address of Taxpayer.
Ms. Linh Y. Nguyen
6831 N. Kildare Ave
Lincolnwood, Illinois 60712

Mail To:
Ms. Linh Y. Nguyen
6831 N. Kildare Ave
Lincolnwood, IL 60712

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. 4
Date 05/20/2022 Sign. *[Signature]*

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STATEMENT BY GRANTOR AND GRANTEE

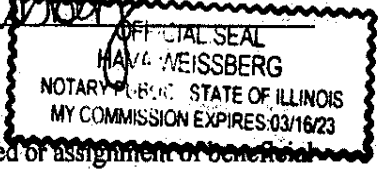
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to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

DATED May 14, 2020

Anil Weissberg, agent
Grantor or Agent Signature

Subscribed and sworn to before me this 14th day of May, 2020

Hana Weissberg
NOTARY PUBLIC

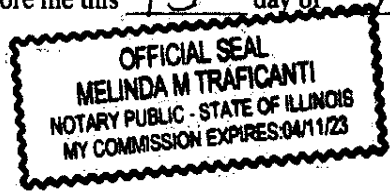


The Grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 MAY 15, 2020

Arun M. Muralidharan, atty
Grantee or Agent Signature

Subscribed and sworn to before me this 15th day of May, 2020



Melinda M. Traficanti
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 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).

[Handwritten mark]

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AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I, LYNN Y NGUYEN being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quit CLAIM DEED ILLINOIS STATUTORY
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

LYNN Y NGUYEN
(print name(s) of executor/grantor)

LYNN Y NGUYEN
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

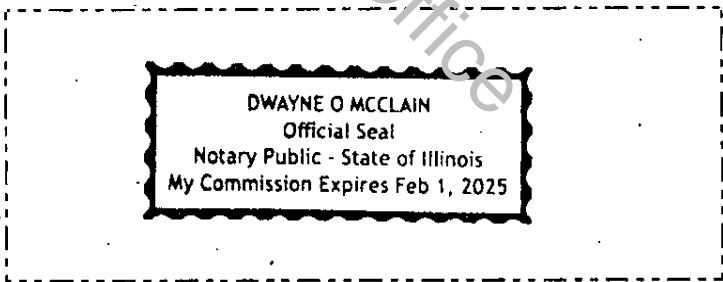
[Signature]
Affiant's Signature Above

4/12/2022
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

4/12/2022
Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverage page. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.