

UNOFFICIAL COPY

Doc#: 2222928043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/17/2022 09:35 AM Pg: 1 of 4

**QUIT CLAIM DEED
Statutory (Illinois)
Ind to Corporation**

Dec ID 20220701675192

City Stamp 1-538-052-688

Above Space for Recorder's use only

THE GRANTOR(S) **VYVY TRAN**, a single person, of the City of Chicago, County of Cook, State of Illinois for the consideration of ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S) TO: **VNT REALTY GROUP, INC., an Illinois corporation**, all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 6026 N. Fairfield Avenue, Chicago, IL 60659 described as:

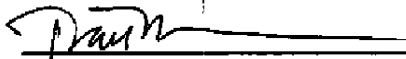
LOT 10 IN BLOCK 4 IN ELLIS AND MORRIS ADDITION TO THE NORTH EDGEWATER IN THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 13-01-224-032-0000

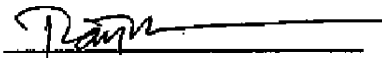
Address(es) of Real Estate: 6026 N. Fairfield Avenue, Chicago, IL 60659

DATED this: 12th day of July, 2022



Vyvy Tran (SEAL)

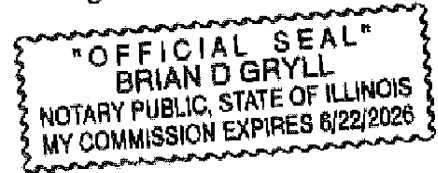
Exempt under paragraph e of the Real Estate Property Tax Code.



UNOFFICIAL COPY

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **VYVY TRAN, President of VNT REALTY GROUP, INC., an Illinois corporation**, 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 she signed, sealed and delivered the said instrument as her 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 official seal, this 12th day of July, 2022

Commission expires _____ 20____

NOTARY PUBLIC

This instrument was prepared by Charles R. Gryll, 6703 N. Cicero Ave., Lincolnwood, IL 60712

Mail To:

Gryll Law
c/o: Brian D. Gryll
6703 N. Cicero Avenue
Lincolnwood, IL 60712

Send Subsequent Tax Bills To:

Vyvy Tran
6532 N. California Avenue
Chicago, IL 60645

Property of Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX	15-Aug-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



13-01-224-032-0000 | 20220701675192 | 1-538-052-688

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

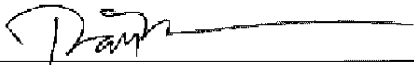
Property of Cook County Clerk's Office

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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: July 12, 2022


Vyvy Tran

Subscribed and sworn to before me by the said Grantor this 12th day of July, 2022.

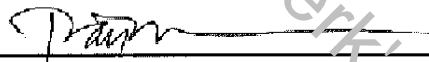
Notary Public 



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 title to real estate under the laws of the State of Illinois.

Dated: July 12, 2021

VNT Realty Group, Inc.


Vyvy Tran, President

Subscribed and sworn to before me by the said Grantee this 12th day of July, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)