## **UNOFFICIAL COPY**

**QUIT CLAIM DEED** 

Statutory (Illinois)

MAIL TO:

THERESA TRAN
5451 N KENMORE AVE UNIT 3

CHICAGO, IL

60640

NAME & ADDRESS OF TAXPAYER

THERESA TRANS
5451 N KENMORE AVE UNIT 3
CHICAGO, IL

60640

Doc#. 2224218061 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/30/2022 08:06 AM Pg: 1 of 7

Dec ID 20220801618129

City Stamp 2-009-778-768

### RECORDER'S STAMP

THE GRANTORS, THERESA TRAIL, a married woman of the city of Chicago, County of Cook, in the State of Illinois and KHA NCLIYEN, a married man of the city of Chicago, County of Cook, in the State of Illinois for and in consideration of Ten Dollars and 00/00 (\$10.00) and other good and valuable consideration CONVEYS AND QUIT CLAIMS THEIR INTEREST in the the property commonly known as, 5451 N KENMORE AVENUE UNIT 3 CHICAGO, IL 60640 to GRANTEES, THERESA TRAN, a married woman of the city of Chicago, County of Cook, in the State of Illinois, KHA NGUYEN, a married man of the city of Chicago, County of Cook in the State of Illinois, as tenants by the entirety legally described as:

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 4 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5451 N KENMORE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 94359614, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COOK COUNTY, ILLINOIS.

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### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO SAID DECLARATION.

PIN NUMBER: 14-08-206-028-1004

ADDRESS OF REAL ESTATE: 5451 N. KENMORE AVE UNIT 3 CHICAGO, IL 60640

OF REAL ESTATE: 5451 N. KENMORE AVE UNIT 3 CHICAGO, IL 60640
REAL ESTATE TRANSFEF TAX  CHICAGO: CTA: COMMON TOTAL: CHICAGO: CTA: CHICAGO: CHICAGO: CTA: CHICAGO: CTA: CHICAGO: CHICAGO: CTA: CHICAGO: CHICAG

# **UNOFFICIAL COPY**

DATED this Land day of August, 2022.
GRANTORS
Theres Tran
KAIA NOUVEI
STATE OF ILL'NOIS )
COUNTY OF COOK.
i, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT THERESA TRAN and KHA NGUYEN 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 the parties signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release
Given under my hand and notarial seal, this 50 as of Autor 2022.
Given under my hand and notarial seal, this of Albusy of Albusy 2022.  NOTARY PUBLIC
Given under my hand and notarial seal, this Wanday of August 2022.
My commission expires on 11 dd dod Sol JOHN W. KEARNS OFFICIAL SEAL Commission Expires Nov 22, 2025 SECTION 4 REAL ESTATE TRANSFER ACT.

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## **UNOFFICIAL COPY**

### GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### **GRANTOR SECTION**

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown

on the deed or assignment of beneficial interest (ABI) in a land th	ust is either a natural person, an Illinois		
corporation or foreign corporation authorized to do business or ac	equire 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 another entity recognized		
as a person and authorized to do business or acquire and hold tit	le to real estate upder the laws of the State of Illinois.		
DATED: 3   22  , 20 22	SIGNATURE: GRANTOR or AGENT		
GRANTOR NOTARY SECTION: The below section is to be completed by			
Subscribed and sworn to before me, Name of Notary Public:	John W REARNS		
By the said (Name of Grantur) Kha Nuyun	AFFIX NOTARY STAMP BELOW		
On this date of: 8 1 202			
NOTARY SIGNATURE: Thus	JOHN W. KEARNS OFFICIAL SEAL		
	Notary Public - State of Illinois My Commission Expires Nov 22, 2025		
GRANTEE SECTION			
The <b>GRANTEE</b> or her/his agent affirms and verifies that the nem			
of beneficial interest (ABI) 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 recog	nized 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: 8   22  , 20 22	SIGNATURE: Mum Tr		
	GRANTEE or AGENT		
GRANTEE NOTARY SECTION: The below section is to be completed by			
Subscribed and sworn to before me, Name of Notary Public:	John Witterer		
By the said (Name of Grantee): THEREM Tran	AFFIX NOTADY STAMP BELOW		

On this date of:

NOTARY SIGNATURE

JOHN W. KEARNS OFFICIAL SEAL Notary Public - State of Illinois

My Commission Expires Nov 22, 2025

### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

rev. on 10,17,2016

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AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown at the time a land trust in although noticed parent on illinois

on the deed or assignment of beneficial interest (ABI) in a land trust i	s either a natural person, an illinois		
corporation or foreign corporation authorized to do business or acqui	re and hold tille to real estate in Illinois, a		
partnership authorized to do business or acquire and hold title to real	estate in Illinois, or another 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.		
	GNATURE: GRANFOR OF AGENT		
GRANTOR NOTARY SECTION: The below section is to be completed by the h	NOTARY who witnesses the GRANTOR signature.		
Subscribed and swern to before me, Name of Notary Public:	JOHN WKENEN		
By the said (Name of Grancer): Theresa Tran	AFFIX NOTARY STAMP BELOW		
On this date of: 20			
NOTARY SIGNATURE: San CIP	JOHN W. KEARNS OFFICIAL SEAL Notary Public - State of Illinois		
GRANTEE SECTION	My Commission Expires Nov 22, 2025		
The GRANTEE or her/his agent affirms and verifies that the name of	f the GRANIEE snown on the deed or assignment		
of banaficial interest (ABI) in a land trust is either a natural partian, an Illinois corporation or toreign corporation			
authorized to do business or acquire and hold title to real estate in II	inols, a partnership authorized to do business or		
acoulre and hold title to real estate in Illinois or other entity recognize	d as a person and authorized to do business or		
acquire and hold title to real estate under the laws of the State of Illi	nots.		
	IGNATURE.		
UNICE. VIII	GRANTEE or AGENT		
GRANTEE NOTARY SECTION: The below section is to be completed by the	NOTARY who withe as is the GRANTEE signature.		
Subscribed and swom to before me, Name of Notary Public:	JANN KENOUS		
By the said (Name of Grantee): Kha Names	AFFIX NO TARY STAMP BELOW		
On this date of: 120  NOTARY SIGNATURE: Slew Kaan	JOHN W. KEAFNS OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Nov 22, 2025		

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AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### **GRANTOR SECTION**

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 8   1   , 20 SIG	GNATURE: GRANTOR OF AGENT		
GRANTOR NOTALY SECTION: The below section is to be completed by the N			
Subscribed and swom to before me, Name of Notary Public:	Bu UKESEUS		
By the said (Name of Grantr.): Kha Nguyen	AFFIX NOTARY STAMP BELOW		
On this date of:, 20 ·	JOHN W. KEARNS		
NOTARY SIGNATURE: July	Notary Button		
	My Commission Expires Nov 22, 2025		
GRANTEE SECTION	Lamania, 4, 10, 20, 10, 14, 14, 14, 14, 14, 14, 14, 14, 14, 14		
The <b>GRANTEE</b> or her/his agent affirms and verifies that the name of	the <b>GRANTEE</b> shown on the deed or assignment		
of beneficial interest (ABI) in a land trust is either a natural particil, ar	ı Illinois corporation or foreign corporation		
authorized to do business or acquire and hold title to real estate in limois, a partnership authorized to do business or			
acquire and hold title to real estate in Illinois or other entity recognize	2 a a person and authorized to do business or		
acquire and hold title to real estate under the laws of the State of Illini	vis.		
DATED: 8   A  , 20 SIGNATURE:			
	GRÄNTEE OF AGENT		
GRANTEE NOTARY SECTION: The below section is to be completed by the N	IOTARY who witnesser the GRANTEE signature.		
Subscribed and sworn to before me, Name of Notary Public:	Toy NIKEAN		
By the said (Name of Grantee): Kha Nguych	AFFIX NOTARY ST.MP BELOW		
On this date of: 12 1, 20	JOHN W. KEARNS		
NOTARY SIGNATURE:	OFFICIAL SEAL Notary Public - State of Ulicaia		
	My Commission Expires Nov 22, 2025		

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corporation or foreign corporation authorized to do business or acquire	and hold tille to real estate in Illinois, a		
partnership authorized to do business or acquire and hold title to real e	estate in Illinois, or another 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: P   A) , 20 SIG	NATURE: Junto		
TATILLY.	GRANTÓR OF AGENT		
GRANTOR NOTARY SECTION: The below section is to be completed by the NO	TARY who witnesses the GRANTOR signature.		
Subscribed at a sworn to before me, Name of Notary Public:	JOHN W KERRYS		
By the said (Name of Gran.or): Theresa Tran	AFFIX NOTARY STAMP BELOW		
On this date of: 12 10			
NOTARY SIGNATURE: the LOT can-			
	t. T		
/			
GRANTEE SECTION			
The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment			
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acquire and hold title to real estate in Illinois or other entity recognize			
acquire and hold title to real estate under the laws of the State of Illinois.			
DATED: 8 22 , 20 SIGNATURE:			
	GRANTEE or AGENT		
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who wind as it is GRANTEE signature.			
Subscribed and swom to before me, Name of Notary Public:	TOWN (JKEARNS		
By the said (Name of Grantee): Theresa Tran	AFFIX NO TARY STAMP BELOW		
On this date of: 8   22	·//C-		
NOTARY SIGNATURE: WWW.	-0		
from the same of t			
u			

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