

UNOFFICIAL COPY

Doc#: 2224218061 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2022 08:06 AM Pg: 1 of 7

QUIT CLAIM DEED
Statutory (Illinois)

Dec ID 20220801618129

MAIL TO:
THERESA TRAN
5451 N KENMORE AVE UNIT 3
CHICAGO, IL
60640

City Stamp 2-009-778-768

NAME & ADDRESS OF TAXPAYER
THERESA TRAN
5451 N KENMORE AVE UNIT 3
CHICAGO, IL
60640

RECORDER'S STAMP

THE GRANTORS, **THERESA TRAN**, a married woman of the city of Chicago, County of Cook, in the State of Illinois and **KHA NGUYEN**, 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

REAL ESTATE TRANSFER TAX		24-Aug-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-08-206-028-1004 20220801618129 2-009-778-768		
* Total does not include any applicable penalty or interest due.		

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DATED this 2nd day of August, 2022.

GRANTORS

Theresa Tran
THERESA TRAN

Kha Nguyen
KHA NGUYEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

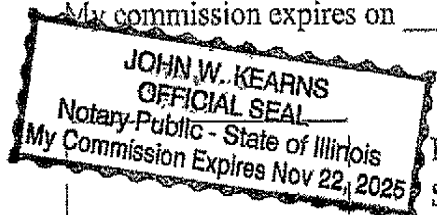
I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT THERESA TRAN and KHA NGUYEN personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the 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 and waiver of the right of homestead.

Given under my hand and notarial seal, this 22 day of August 2022.

John W. Kearns
NOTARY PUBLIC

Given under my hand and notarial seal, this 2nd day of August 2022.

My commission expires on 11/22/2025



EXEMPT UNDER PROVISION OF PARAGRAPH E OF SECTION 4 REAL ESTATE TRANSFER ACT.



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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 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 | 22 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

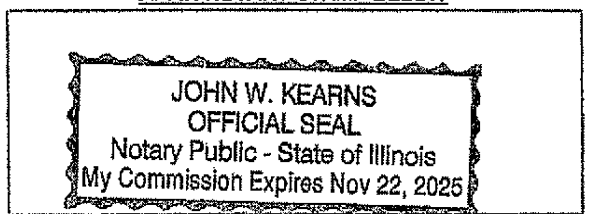
John W Kearns

By the said (Name of Grantor): Kha Nguyen

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 22 | 2022

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

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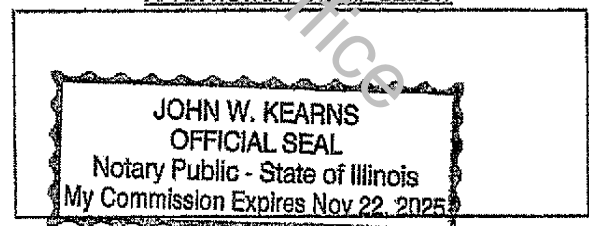
John W Kearns

By the said (Name of Grantee): Therem Tran

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 22 | 2022

NOTARY SIGNATURE: [Signature]



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)**

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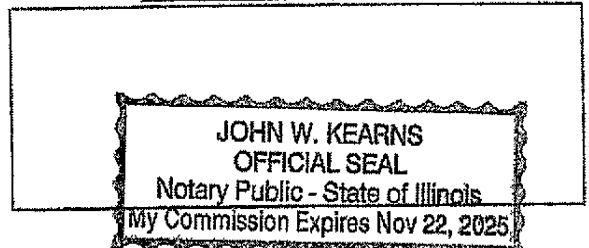
John W Kearns

By the said (Name of Grantor): Theresa Tran

AFFIX NOTARY STAMP BELOW

On this date of: _____, 20

NOTARY SIGNATURE: [Signature]



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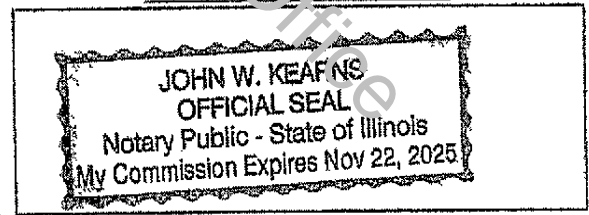
John W Kearns

By the said (Name of Grantee): Kha Nguyen

AFFIX NOTARY STAMP BELOW

On this date of: _____, 20

NOTARY SIGNATURE: [Signature]



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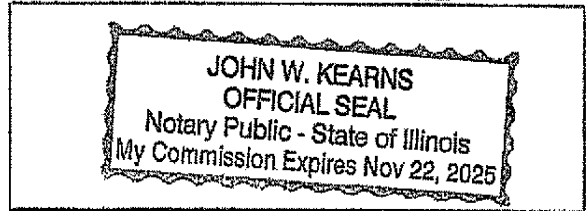
[Signature]

By the said (Name of Grantor): Kha Nguyen

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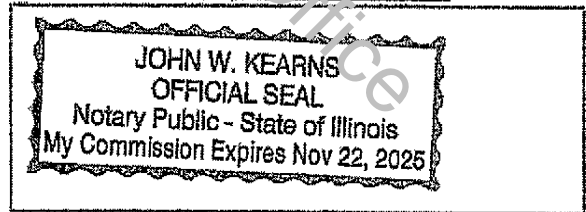
[Signature]

By the said (Name of Grantee): Kha Nguyen

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 21 | 20

NOTARY SIGNATURE: [Signature]



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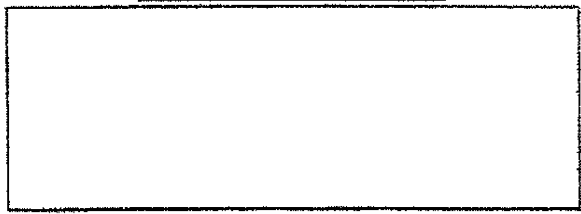
JOHN W KEARNS

By the said (Name of Grantor): Theresa Tran

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On this date of: 8 | 22 | 20

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JOHN W KEARNS

By the said (Name of Grantee): Theresa Tran

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