

# UNOFFICIAL COPY

Send future tax bills 3

**After Recording Return To:**  
Loc Quang Truong  
9101 Mango Ave.  
Morton Grove, IL 60053

Doc#. 2229901000 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/26/2022 09:15 AM Pg: 1 of 4

Dec ID 20221001674465  
ST/CO Stamp 0-484-258-128  
City Stamp 1-826-435-408

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On October 10, 2022 THE GRANTOR,

- Ngoc-Lan Thi Truong

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Loc Quang Truong and Ngoc-Lan Thi Truong as joint tenants

the following described real estate, situated in: the county of COOK, State of Illinois, to wit:

2907 W. SUMMERDALE, UNIT D1, CHICAGO, IL. 60625

Tax Parcel Number: 13-12-115-041-0000

Legal Description:

PARCEL 1:

UNIT D1 IN THE 2901-07 W. SUMMERDALE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 453 AND 454 AND THE WEST 6 FEET OF LOT 455 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NO. 2, IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 17, 2005 AS DOCUMENT NO. 0532134076, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM CHICAGO CITY BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 1968 AND KNOWN AS TRUST NUMBER 8122 TO ADOLPH TEITZ AND MONIKA H. TEITZ, HIS WIFE, DATED JUNE 1, 1972 AND RECORDED JULY 5, 1972 AS DOCUMENT 21962767 FOR INGRESS AND EGRESS OVER THE EAST 6.0 FEET OF LOT 452 IN WILLIAM BRITIGAN'S GOLF CLUB ADDITION NUMBER 2, AFORESAID.

**PARCEL 3:**

THE (EXCLUSIVE) RIGHT TO THE USE OF AND S-DI, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0532134076.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

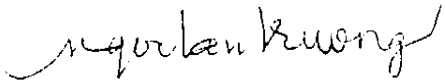
Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This property is exempt from Illinois transfer tax as it is made to secure or satisfy a debt.

Mail Tax Statements To:  
Loc Quang Truong  
9101 Mango Ave.  
Morton Grove, IL 60053

Cook County Clerk's Office

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\_\_\_\_\_  
Grantor's Signature


Prepared by: Frederic C. Goodwill, II  
P.O. Box 6310  
Evanston, IL. 60204

Florida  
STATE OF ILLINOIS                    )  
  : ss.  
COUNTY OF COOK                    )  
  Brevard

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nguyen Lan Thi Truong whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.


Given under my hand this 10<sup>th</sup> day of OCTOBER, 2022.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: 06/28/2025

Exempt under provisions of Paragraph 3,  
Section 4, Real Estate Transfer Tax Act.

10/10/22   
\_\_\_\_\_  
Date     Buyer, Seller or Representative

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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: OCT | 10 | 2022

SIGNATURE: *Ngoc-Lan Thi Truong*

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:

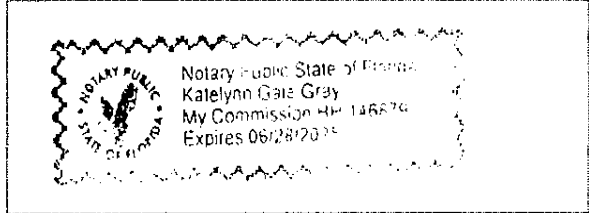
Frederic C. Goodwill, II, Katelynn Gale Gray

By the said (Name of Grantor): Ngoc-Lan Thi Truong

### AFFIX NOTARY STAMP BELOW

On this date of: OCT | 10 | 2022

NOTARY SIGNATURE: *Katelynn Gale Gray*



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that 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 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: OCT | 10 | 2022

SIGNATURE: *Ngoc-Lan Thi Truong*

GRANTEE or AGENT

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

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

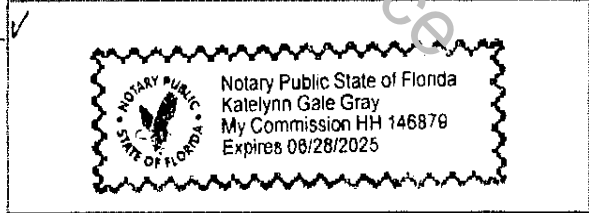
Frederic C. Goodwill, II, Katelynn Gale Gray

By the said (Name of Grantee): Ngoc-Lan Thi Truong and ✓

### AFFIX NOTARY STAMP BELOW

On this date of: OCT | 10<sup>th</sup> | 2022 Loc Quang Truong ✓

NOTARY SIGNATURE: *Katelynn Gale Gray*



### 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)**)