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Doc# 2308315037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/24/2023 04:10 PM PG: 1 OF 3

| | |
|--|-------------|
| IN THE CIRCUIT COURT OF COOK COUNTY, COUNTY DEPARTMENT - PROBATE DIVISION | |
| Case No. | 2021P007184 |
| Estate of | Calendar 02 |
| BRIAN VAN NGUYEN | |
| Deceased | |

NOTICE OF PROBATE AND RELEASE OF ESTATE'S INTEREST IN REAL ESTATE

NOTICE: The undersigned, who was appointed representative of the above captioned estate on NOV 16, 2022 by the Circuit Court of Cook County, County Department, Probate Division and is currently acting as representative, gives notice pursuant to §20-24(a) of the Probate Act of 1975 ("Probate Act") [755 ILCS 5/20-24(a)] that the decedent, of 6031 NORTH FAIRFIELD STREET, CHICAGO, IL 60659, [address]

died on OCT. 1, 2020, owning the following real estate, legally described on Exhibit A, further described by

Parcel Real Estate Index Number(s) 13-01-225-009-0000

Street Address 6031 NORTH FAIRFIELD STREET, CHICAGO, IL 60659

RELEASE UNDER INDEPENDENT ADMINISTRATION. Pursuant to §20-1(c) or §§28-8(i) and 28-10(a) of the Probate Act [755 ILCS 5/20-1(c) or 5/28-8(i) and 5/28-10(a)], the undersigned independent representative releases the estate's interest in the above real estate and confirms that title passed at decedent's death to the following heirs or legatees: [Insert or attach list.]

| | | |
|------|---------|-------|
| Name | Address | Share |
|------|---------|-------|

SEE EXHIBIT B

State of ILLINOIS)

County of COOK)

Acknowledged before me by Thanh Thi Nguyen

* a duly authorized officer of _____

_____ corporation, on behalf of the corporation.

_____, 20____

[Signature of Notary Public]

This instrument was prepared by and should be mailed to:

MICHAEL J. ORTYL

5754 N WINTHROP AVE

CHICAGO, IL 60660

ntw
[signature of the representative(s)]

Thanh Thi Nguyen
[printed name(s) of the representative(s)]

***Use only for a corporate acknowledgement.**

NOTE: This NOTICE must be prepared for and recorded in each County in which real estate is located.

Send subsequent tax bills to:

Thanh Thi Nguyen

6031 NORTH FAIRFIELD STREET

CHICAGO, IL 60659

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EXHIBIT A

LEGAL DESCRIPTION

LOT 30 IN BLOCK 2 IN T.J. GRADY'S SECOND GREEN BRIAR ADDITION TO NORTH EDGEWATER IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 13-01-225-009-0000

ADDRESS OF REAL ESTATE: 6031 N. FAIRFIELD AVENUE, CHICAGO, IL 60659

Property of Cook County Clerk's Office

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EXHIBIT B
HEIRS OF BRIAN VAN NGUYEN, deceased
2021P007184

| <u>HEIR NAME/ADDRESS</u> | <u>SHARE</u> |
|---|--------------|
| THANH THI NGUYEN [SPOUSE] 6031 NORTH FAIRFIELD STREET CHICAGO, IL 60659 | 50% |
| THIEN Y NGUYEN [DAUGHTER] 6031 NORTH FAIRFIELD STREET CHICAGO, IL 60659 | 12.5% |
| KATHY HOANG NGUYEN [DAUGHTER] 6031 NORTH FAIRFIELD STREET CHICAGO, IL 60659 | 12.5% |
| SOPHIA NGUYEN [DAUGHTER] 6031 NORTH FAIRFIELD STREET CHICAGO, IL 60659 | 12.5% |
| THANH NGUYEN [SON] 6031 NORTH FAIRFIELD STREET CHICAGO, IL 60659 | 12.5% |