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2309057006I

Doc# 2309057006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2023 10:28 AM PG: 1 OF 4

QUIT CLAIM DEED

THE GRANTORS

Minh H. Tran and Trinh T. Nguyen
Husband and Wife

of the city of Lincolnwood, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Conveys and QUIT CLAIM to **4444 N CENTRAL 2N, LLC** the following described real estate in the County of Cook and State of Illinois to wit:

See legal description attached hereto.

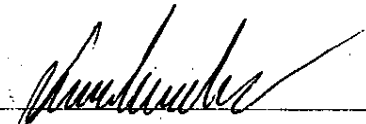
Property Address: 4444 N. Central Avenue, Unit 2N, Chicago, IL 60630

PIN : 13-17-232-054-1006


I declare that this transaction is exempt under provisions of Paragraph E, Section 4, of the Illinois Real Estate Transfer Act.

 _____, Attorney


In Witness Whereof, the Grantor aforesaid have hereunto set their hands and seals this Instrument this 23 day of March 2023.



Minh H. Tran





Trinh T. Nguyen

REAL ESTATE TRANSFER TAX		31-Mar-2023
	CHICAGO	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-17-232-054-1006 | 20230301685466 | 0-364-353-744

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

REAL ESTATE TRANSFER TAX		31-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-17-232-054-1006 | 20230301685466 | 2-053-347-536

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State of Illinois)
County of Cook) S.S.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois,
DO HEREBY CERTIFY that

Minh H. Tran and Trinh T. Nguyen, Husband and wife



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 they signed, sealed and delivered the said instruments 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 official seal, this 23 day of March 2023.

A handwritten signature in black ink, appearing to be 'Ninh Ma', written over a horizontal line.

Notary Public

This instrument was prepared by:

Law Office of Ninh Ma
231 S. LaSalle Street, Suite 2100
Chicago, IL 60604
(312) 278-3114

Mail to and Send Subsequent tax bills to:

4444 N CENTRAL 2N, LLC C/O Minh Tran
3855 W. Chase Avenue
Lincolnwood, IL 60712

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Legal Description

Legal Description

UNIT 2N IN THE 4444 N. CENTRAL AVENUE CONDOMINIUM, AS
DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED
TRACT OF LAND:

LOT SIX (6) AND LOT SEVEN (7) (EXCEPT THE SOUTH 834 FEET THEREOF) IN
BRITIGAN'S SECOND ADDITION TO PORTAGE PARK IN SECTION
SEVENTEEN (17) TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13),
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020940996,
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, IN COOK COUNTY, ILLINOIS.

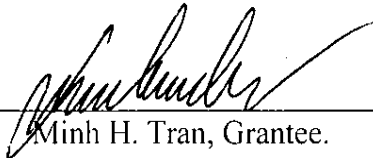
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PIN: 13-17-232-054-1006

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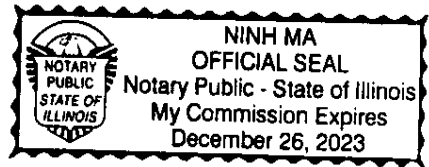
STATEMENT BY GRANTOR AND GRANTEE

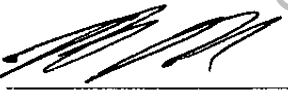
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Signature: 
Minh H. Tran, Grantee.

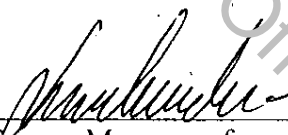
Signature: 
Trinh T. Nguyen, Grantee.

Subscribed and sworn to before me
This 23 day of March 2023

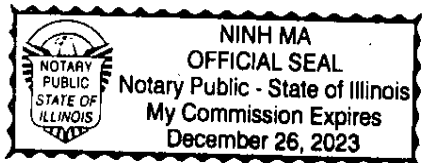


Notary Public 

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.

Signature: 
Minh Tran as Manager of
4444 N CENTRAL 2N, LLC

Subscribed and sworn to before me
This 23 day of March 2023.



Notary Public 