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Doc#: 2310429046 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/14/2023 10:16 AM Pg: 1 of 5
Dec ID 20230301685483

DEED IN TRUST

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 **Minh H. Tran and Trinh T. Nguyen as Joint Trustees of The Tran Family Trust dated March 22, 2023 and Known as Trust No. 23-03** (hereinafter referred to as "said Trustee", regardless of the number of Trustees,) and unto all and every successor or successors in trust under said Trust agreement, the following described real estate in the County of Cook and State of Illinois to wit:

See legal description attached hereto.

Property Address: 3855 W. Chase Avenue, Lincolnwood, IL 60712


PIN : 10-26-315-001-0000

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


_____, Attorney

Full power and authority is by this instrument granted to Grantees, and his or her successors, as Trustee to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real estate or any part of it.

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



Minh H. Tran



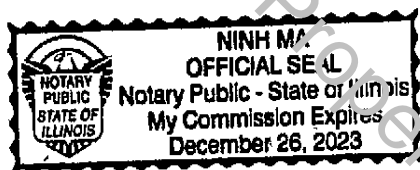
Trinh T. Nguyen

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

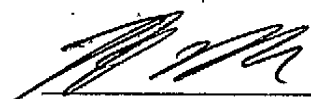
I, the undersigned, a Notary Public in and for said County, in the State of Illinois,
DO HEREBY CERTIFY that

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 23rd day of March 2023.



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:

Minh H. Tran and Trinh T. Nguyen
3855 W. Chase Avenue
Lincolnwood, IL 60712

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Legal Description

Legal Description

LOTS 1 AND 2 IN CRAWFORD TOUHY PRAIRIE ROAD SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Property Address: 3855 W. Chase Avenue, Lincolnwood, IL 60712


PIN: 10-26-315-001-0000

Property of Cook County Clerk's Office

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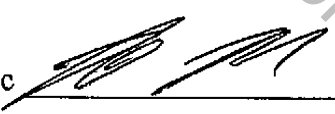
STATEMENT BY GRANTOR AND GRANTEE

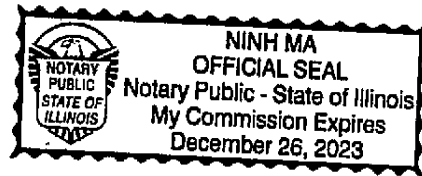
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

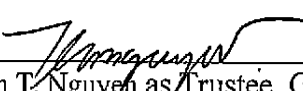
Subscribed and sworn to before me
This 23rd day of March 2023

Notary Public 

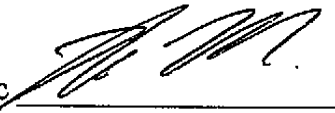


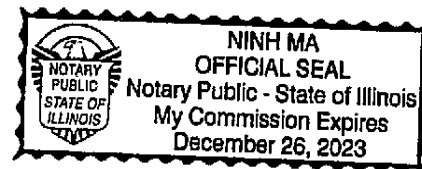
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Signature: 
Trinh T. Nguyen as Trustee, Grantee.

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

Notary Public 



UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Minh H Tran & Thrin T Nguyen

Mailing Address: 3855 Chase
Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 3855 Chase
Lincolnwood, IL 60712

Property Index Number (PIN): 10-26-315-001-0000

Water Account Number: 108488-000

Date of Issuance: 04/11/2023

State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me on 04/11/2023, by Joan Mazzeffi

By: 
Denise Joseph
Finance Director

(Signature of Notary Public)
(SEAL)

THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.