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Doc#: 2401741218 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/17/2024 02:43 PM Pg: 1 of 5

DEED IN TRUST

Dec ID 20231201601154

THE GRANTORS

BA PHAN, A MARRIED MAN.
LINH TRAN, A MARRIED WOMAN

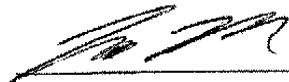
RECORDER'S STAMP

of the city of Skokie, 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 **Ba Phan and Linh Tran as Joint Trustees of the Phan Family Trust dated December 18, 2023 and Known as Trust No. 23-21** (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:

PARCEL IDENTIFICATION NUMBER: 10-27-431-015-0000


ADDRESS OF REAL ESTATE: 4001 W Chase Ave, Lincolnwood, IL 60712

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 Grantee, 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 Grantors aforesaid have hereunto set their hands and seals this Instrument this 18th day of December 2023.



Ba Phan



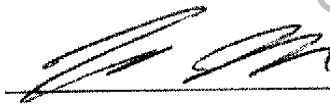
Linh Tran

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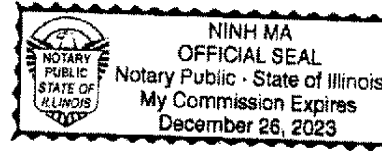
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Ba Phan and Linh Tran 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 18th day of December 2023.



Notary Public



Mail to and Send Subsequent tax bills to:

Ba Phan & Linh Tran
9510 Lowell Ave,
Skokie, IL 60076

Property of Cook County Clerk's Office

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Legal Description

LOT 1 IN THE BLOCK 1 IN ENGLE'S KENILWORTH AVENUE HIGHLANDS, A SUBDIVISION OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION, 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 4001 W Chase Ave, Lincolnwood, IL 60712

PARCEL IDENTIFICATION NUMBER: 10-27-431-015-0000

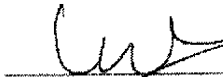
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

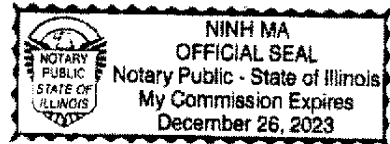
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

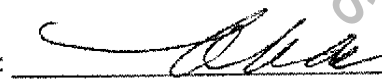
Signature: 
Linh Tran, Grantee.

Subscribed and sworn to before me this 18th day of December 2023

Notary Public 



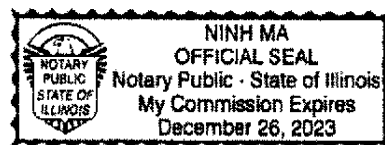
The Grantee or his or her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Signature: 
Linh Tran as Trustee, Grantee.

Subscribed and sworn to before me this 18th day of December 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 _____ Ba Phan & Linh Tran

Mailing Address: _____ 4001 W Chase
 _____ Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: _____ 4001 W Chase
 _____ Lincolnwood, IL 60712

Property Index Number (PIN): _____ 10-27-431-015-0000

Water Account Number: _____ 006165-001

Date of Issuance: _____ 01/12/2024

VILLAGE OF LINCOLNWOOD

By: *John Risko*
John Risko
Finance Director

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