



\*24026150220\*

Doc# 2402615022 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/26/2024 01:57 PM PG: 1 OF 3

QUIT CLAIM DEED

Prepared by and mail to:  
Mark Edelstein, Attorney  
3825 West Montrose Avenue  
Chicago, Illinois 60618

Name and Address of Taxpayer:  
Kelly Nguyen  
6090 N. Troy St.  
Chicago, IL 60659

The Grantors, CUU VINH THAI and KELLY XUAN HONG NGUYEN, husband and wife, for and in consideration of Ten (\$10.00) dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and QUIT CLAIM to KELLY XUAN HONG NGUYEN, 6090 N. Troy St., Chicago, IL 60659, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


Lot 27 and the North 15 feet of Lot 26 in Krenn and Dato's Lincoln-Kedzie Addition to North Edgewater, being a Subdivision of the West 1/2 of the Northwest 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 13-01-122-029-0000



Address of Real Estate: 6090 N. Troy St., Chicago, IL 60659

Dated this 1-23-2024

REAL ESTATE TRANSFER TAX		26-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-01-122-029-0000 | 20240101621215 | 0-419-679-280

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

REAL ESTATE TRANSFER TAX		26-Jan-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-01-122-029-0000

20240101621215 | 1-230-851-120

# UNOFFICIAL COPY

*[Signature]*  
CUU VINH THAI

*[Signature]*  
KELLY XUAN HONG NGUYEN

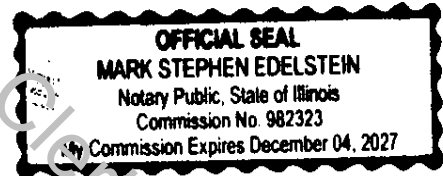
STATE OF ILLINOIS } ss.  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CUU VINH THAI and KELLY XUAN HONG NGUYEN, 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 instrument 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 notarial seal, this 1-23-2024.

*[Signature]*  
Notary Public

My commission expires on 12-4-2027.



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

1-23-2024      *[Signature]*  
Date                      Buyer, Seller or Representative

# UNOFFICIAL COPY

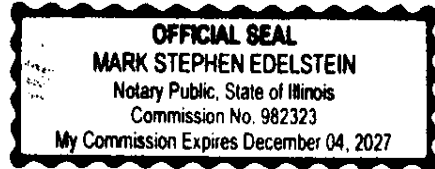
## STATEMENT BY GRANTOR AND GRANTEE

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.

Dated 1-23, 2024

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 23<sup>RD</sup>, day of JANUARY, 2024  
Notary Public Mark Edelstein

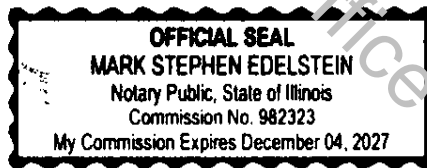


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 1-23-2024, 2024

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 23<sup>RD</sup>, day of JANUARY, 2024  
Notary Public Mark Edelstein



**Note:** 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)