

UNOFFICIAL COPY



QUIT CLAIM DEED
(Individual to Individual)

For Recorder Use Only

Doc# 2407310018 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/13/2024 12:53 PM
PAGE: 1 OF 3

THE GRANTOR **Son Tran and Nguyet Nguyen**, Tenants by the Entirety of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars and other good and valuable consideration (\$10.00), in hand paid, QUIT CLAIMS to **Julie Tran**, Sole Ownership of 5445 N. Sheridan Rd. Unit 1109, Chicago, IL 60640 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description (See attached)

PERMANENT TAX NUMBER: 14-08-203-015-1112

Commonly known as: 5445 N. Sheridan Rd. Unit 1109, Chicago, IL 60640

Dated this 9th day of March 2024

[Signature] (SEAL)
Son Tran

[Signature] (SEAL)
Nguyet Nguyen

[Signature] (SEAL)
Julie Tran

REAL ESTATE TRANSFER TAX		13-Mar-2024	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
14-08-203-015-1112		20240301650778 0-398-473-776	

State of Illinois)

County of Cook)SS I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Julie Tran**, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument at his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal, this 9th day of March 2024.
My Commission expires 9/17/27

[Signature]
Notary Public

This instrument was prepared by John F. Cloutier, 120 W. Madison #200-9, Chicago, IL 60602

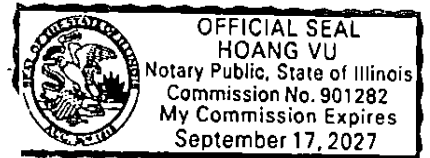
MAIL TO:

Julie Tran
5445 N. Sheridan Rd. Unit 1109
Chicago, IL 60640

REAL ESTATE TRANSFER TAX		13-Mar-2024	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	

14-08-203-015-1112 | 20240301650778 | 2-106-219-056

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



UNOFFICIAL COPY

LEGAL DESCRIPTIONS

Exhibit "A"

Situated in the County of Cook, State of Illinois, to wit:

Unit 1109 in 5445 Edgewater Plaza as delineated on Plat of Survey of the following described parcel of real estate (hereinafter referred to as "parcel") the South 31 feet of the North 875 feet of the West 131.96 feet and that part lying South of the said North 875 feet of the East Fractional Half of the Northeast ¼ of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian (all as measured parallel with the West and North lines of the said East Fractional Half of the Northeast ¼) and lying North of a line that is drawn at right angles to the East line of Sheridan Road, through a point in said East line that is 1,090 feet South of the said North line of East Fractional Half of the Northeast ¼; all of the above lying West of the West Boundary Line of Lincoln Park as established by decree entered July 6, 1908 in Case Number 285574 Circuit Court, as shown on Plat recorded July 9, 1908 as Document Number 4229498 (except therefrom the West 47 feet thereof heretofore condemned as part of Sheridan Road) in Cook County, Illinois which Plat of Survey is attached as Exhibit 'C' to Declaration of Condominium made by American National Bank and Trust Company, a National Banking Association, as trustee under trust agreement dated August 25, 1969 and known as Trust Number 27801, recorded in the office of the recorded of deeds of Cook County, Illinois as Document No. 24267313 together with an undivided percentage interest in the common elements in Cook County, Illinois.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 4 and Cook County Ord. 93-0-27 par. E

Date 3/13/24 Sign. 



UNOFFICIAL COPY

First American

First American Title Insurance Company
1777 S Diehl Road
Warrenville, IL 60555

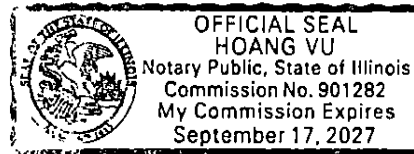
STATEMENT BY GRANTOR AND GRANTEE

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 3/9/2024

Signature *Son Tran*
Grantor or Agent Son Tran/ Nguyet Nguyen

Subscribed and sworn to before me by the said SON TRAN / NGUYET NGUYEN affiant
this 9th day of MARCH, 2024



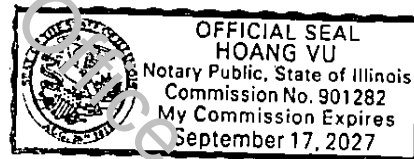
Notary Public *[Signature]*

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 and hold title to real estate under the laws of the State of Illinois.

Dated 3/9/2024

Signature *Julie Tran*
Grantor or Agent Julie Tran

Subscribed and sworn to before me by the said JULIE TRAN affiant
this 9th day of MARCH, 2024



Notary Public *[Signature]*

Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)