

UNOFFICIAL COPY

Doc#: 2408014110 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/20/2024 10:19 AM Pg: 1 of 5

QUIT CLAIM DEED

Ben Adam Huynh and Chia Phone Bian, each in their own right and as spouses, of the County of Cook and State of Illinois, residing at 5127 N. Damen Avenue, Unit G, Chicago 60625, and for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS and QUIT CLAIMS to Ben Huynh and Chia Bian, not individually but as Trustees of the Ben Huynh Living Trust dated February 19, 2024, and all and every Successor Trustee or Trustees, and Chia Bian and Ben Huynh, not individually but as Trustees of the Chia Bian Living Trust dated February 19, 2024, and all and every Successor Trustee or Trustees as Tenants by the Entirety in the following described real estate to-wit;

Dec ID 20240301657217
ST/Co Stamp 1-944-536-624 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-125-680-688 City Tax \$0.00

RECORDER'S STAMP

Legal Description:
SEE ATTACHED

Commonly Known As: 5127 North Damen Avenue, Unit G, Chicago, Illinois: 60625

Property Index Numbers: 14-07-400-041-0000

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

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In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (1) that at the time of the delivery thereof the Trust Agreement was in full force and effect; (2) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said Trust Agreement or in some amendment thereof and binding on all beneficiaries thereunder; (3) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (4) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

DATED this 19 day of Feb, 2024.

[Signature] (SEAL)

[Signature] (SEAL)

TRUSTEE ACKNOWLEDGMENT:

Ben Huynh, as Trustee of the Ben Huynh Living Trust dated February 19, 2024 and as Trustee of the Chia Bian Living Trust dated February 19, 2024, I hereby acknowledge this transfer.

Chia Bian, as Trustee of the Ben Huynh Living Trust dated February 19, 2024 and as Trustee of the Chia Bian Living Trust dated February 19, 2024, I hereby acknowledge this transfer.

Dated: Feb 19, 2024 [Signature]
Ben Huynh, as Trustee

Dated: Feb 19, 2024 [Signature]
Chia Bian, as Trustee

This transaction is exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

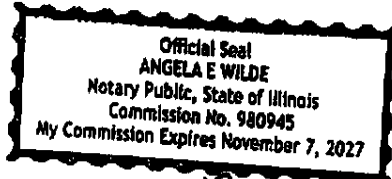
Date: Feb 19, 2024 [Signature]

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)


I, the undersigned Notary Public in and for said County and State, do hereby certify that, Ben Huynh and Chia Bian, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me and acknowledged that they signed said 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.

IMPRESS SEAL HERE



Given under my hand and official seal, this 19 day of Feb., 19, 2024.

Commission expires: 11/07/2027



NOTARY PUBLIC

This instrument was prepared by Adam J. Wilde, Wilde Law Group, 1016 W. Jackson Blvd., Chicago, IL 60607

After recording, mail to: Adam J. Wilde, Wilde Law Group, 1016 W. Jackson Blvd., Chicago, IL 60607

Mail Tax Bills to: Ben Huynh and Chia Bian 5127 N. Damen Avenue Unit G, Chicago, IL 60625

Property of Cook County Clerk's Office

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2324813099 Page 3 of 3

EXHIBIT "A" / LEGAL DESCRIPTION

That part of Lots 6, 7, 10 and the North 1/2 of Lot 11 in Block 3 in Clybourn's Addition to Ravenswood, being a subdivision of the Northwest 1/4 of the Southeast 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian described as follows:

The North 59.67 feet (except the West 133.95 feet thereof), in Cook County Illinois

Copy Provided by Cook County Clerk

Property of Cook County Clerk's Office

Legal Description

PT23-94339/81

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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR, Ben Huynh and Chia Bian or their Agent, affirm that, to the best of their 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.

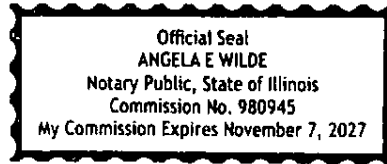
Dated: Feb 19, 2024

Signature:
Grantor

Subscribed and Sworn to before me by the said

Angela E. Wilde
this 19 day of Feb., 2024

Notary Public



THE GRANTEE, Ben Huynh and Chia Bian, as TRUSTEE, or their Agent, affirm(s) and verify(ies) 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.

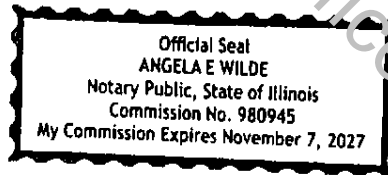
Dated: Feb 19, 2024

Signature:
Grantee

Subscribed and Sworn to before me by the said

Angela E. Wilde
this 19 day of Feb., 2024

Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).