

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2415822014 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/6/2024 9:22 AM Pg: 1 of 3

ILLINOIS

Dec ID 20240601619235  
ST/Co Stamp 1-253-209-392 ST Tax \$0.00 CO Tax \$0.00

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Terri T. Tran, a single woman, of the Village of Lynwood, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to Terri T. Tran, a single woman and Qui Quoc Tran, a single man, as Joint Tenants of 19728 Oakwood Avenue, Lynwood, IL 60411, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: **(See Page 2 for Legal Description)**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2<sup>nd</sup> Installment of 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 33-07-213-013-0000

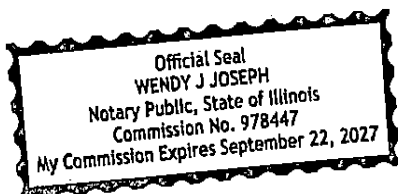
Address(es) of Real Estate: 19728 Oakwood Avenue, Lynwood, IL 60411



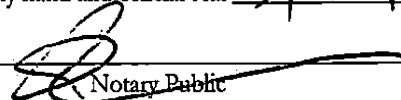
(SEAL) Terri T. Tran

The date of this deed is 5/24, 2024

State of IL, County of DuPage. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Terri T. Tran, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 5/24, 2024



Notary Public

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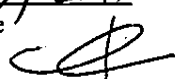
## LEGAL DESCRIPTION

For the premises commonly known as 19728 Oakwood Avenue, Lynwood, IL 60411



Permanent Real Estate Index Number(s): 33-07-213-013-0000

LOT 5 IN OAKWOOD ESTATES BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS FULLY DESCRIBED AS FOLLOWS: THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 7 AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89 DEGREES 54 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 344.289 FEET TO A POINT; THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS WEST, A DISTANCE OF 632.10 FEET TO A POINT; THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS WEST, A DISTANCE OF 632.10 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 29 SECONDS EAST TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 344.83 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 38 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 632.10 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Exempt under Provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date 5/29/2024  


Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		03-Jun-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
33-07-213-013-0000		20240601619235   1-253-203-392

This instrument was prepared by:

Jeffrey A. Avny  
 Attorney at Law  
 1699 Wall Street Suite 407  
 Mount Prospect, IL. 60056

Send subsequent tax bills to:

Terri T. Tran  
 19728 Oakwood Avenue,  
 Lynwood, IL 60411

Recorder-mail recorded document to:

Terri T. Tran  
 19728 Oakwood Avenue,  
 Lynwood, IL 60411

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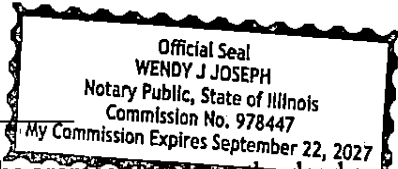
## STATEMENT BY GRANTOR AND GRANTEE

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 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 9/24, 2024 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Ferri T. Tran  
this 24 day of Aug,  
2024

NOTARY PUBLIC \_\_\_\_\_

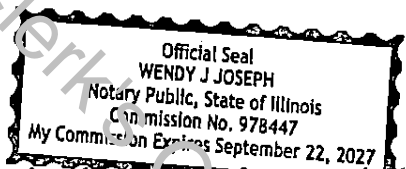


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date 9/24, 2024 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before,  
Me by the said Ferri T. Tran  
This 24 day of Aug,  
2024

NOTARY PUBLIC \_\_\_\_\_



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)