

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST Statutory (Illinois)

Mail to:  
Floss Law, LLC  
1200 Shermer Road, Suite 206  
Northbrook, IL 60062

Name and Address of Taxpayer:  
The Huynh Family Trust  
5439 North Kimball  
Chicago, Illinois 60626

Doc#: 2416602404 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/14/2024 3:11 PM Pg: 1 of 3  
  
Dec ID 20240601628620  
ST/Co Stamp 0-214-342-960 ST Tax \$0.00 CO Tax \$0.00  
City Stamp 1-422-302-512 City Tax \$0.00

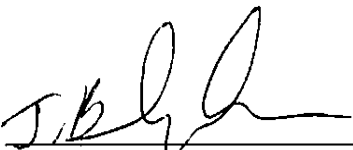
THE GRANTOR(S), **Jackson B. Huynh and Hanh Tran, joint tenants**, for and in consideration of TEN AND NO/00 DOLLARS, and other good and valuable consideration in hand paid CONVEY(S) and WARRANT(S) to **THE HUYNH FAMILY REVOCABLE TRUST, DATED NOVEMBER 1, 2023**, of the following described real estate situated in the County of Cook in the State of Illinois, to wit:

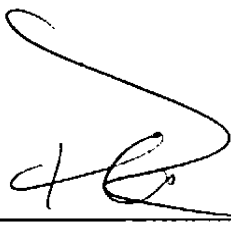
LOTS 107, 108, AND 109 IN COLLINS AND GAUNTLETT'S DIVERSEY AVENUE SUBDIVISION, IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. Subject to covenants, conditions and restrictions of record and real estate taxes for 2023 and subsequent years.

PERMANENT INDEX NUMBER: 13-29-126-039-0000  
13-29-126-042-0000  
ADDRESS OF REAL ESTATE: 6100-6104 W. Diversey, Chicago, Illinois 60639

DATED this 1<sup>st</sup> day of November, 2023

  
\_\_\_\_\_  
Jackson Ba Huynh (SEAL)

  
\_\_\_\_\_  
Hanh Thi Kieu Tran (SEAL)

**THIS INSTRUMENT WAS PREPARED BY: Floss Law, LLC 1200 Shermer Road, Suite 206, Northbrook, IL 60062**



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 11 | 01 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

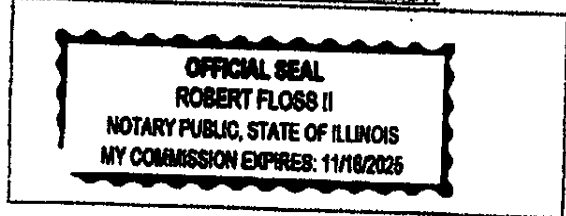
Robert Floss II

By the said (Name of Grantor): Jackson Hughah and Harsh Tom

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 01 | 2023

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 11 | 01 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

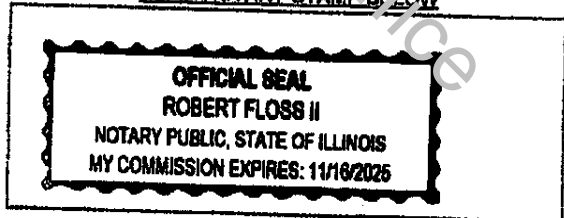
Robert Floss II

By the said (Name of Grantee): Hughah Trust

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 01 | 2023

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)