#### **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 REVCCABLE 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 COLLING 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, Cnicago, Illinois 60639

DATED this 1st day of November, 2023

1112

(SEAL)

Hanh Thi Kieu Tran

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

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DATE	-REPRESENTATIVE
11/01/201	
	PROVISIONS OF PAR E AL ESTATE TRANSFER TAX ACT
COUNTY/ILLIN	HERE: OIS TRANSFER STAMPS
IMPRESS SEAI	HERE:
Commission exp	res: 11/14/107
RO NOTARY PU	PICIAL GENZ ERT FLOSS ! IC, STATE OF ILLINOIS ON FXPIRES 11/16/2005
$\sim$	MY HAND AND OFFICIAL SEAL this day of November, 2023.
CERTIFY that Ja whose name is st acknowledged th	ned, a Notary Public in and for said County in the State aforesaid, DO HEREB skson B. Huynh and Hanh Tran are personally known to me to be the same personated to the foregoing instrument, appeared before me this day in person, and the signed, sealed and delivered the said instrument as his free and voluntary and purposes therein set forth, including the release and waiver of the right of the said instrument.
COUNTY OF C	•
	)SS:
STATE OF ILLI	IOIS )

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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 CDANTOR	
The GRANTOR or her/his agent, affirms that, to the best of her	This knowledge the arm at a consumer
The <b>GRANTOR</b> or her/his agent, affirms that, to the best of her on the deed or assignment of hereficial interest (ADI) is a few to	mis knowledge, the name of the GRANTEE shown
a denotating the self in a law a	fitet ie oithac a a ai
the second of the second secon	recention and but it is a second control of the con
The second secon	rani nalai- :- uu
partnership authorized to do business or acquire and hold title to as a person and authorized to do business or acquire and hold title to	real estate in litinois, or another entity recognized
and noight	tile to real estate under the lays of the State of Illinois
DATED: 101 , 2023	
	SIGNATURE: 164
GRANTOR NOTABLE CO.	GRANTOR of AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by	the NOTARY tithe uniference the Grane
Subscribed and scort, to before me, Name of Notary Public:	The first season of the signature.
Sciole Hie, Marke of Notary Public:	_ Rubel Fling
By the said (Name of Grantor): Jugan Hayah and Hayah	The
	AFFIX NOTARY STAMP BELOW
On this date of: 1/ 0 1, 20 23	
	OFFICIAL SEAL
NOTARY SIGNATURE:	ROBERT FLOSS (I
	NOTARY PUBLIC, STATE OF ILLINOIS
	MY COMMISSION EIGHRES: 11/18/2026
GRANTEE SECTION	
The <u>GRANTEE</u> or her/his agent affirms and verifies that the name of beneficial interest (ABI) in a land trust is either a natural common	of the GRANTEE shown on the dead as and
of beneficial interest (ABI) in a land trust is either a natural person.	at Illicate comment
- Heraign Persoli	· GU UTUUS COMONIANON OF FORGION compaction

nd 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 preson and authorized to do business or

acquire and hold title to real estate under the laws of the State of	Illinois
DATED: 11   has been	SIGNATURE TELEVISION OF THE SI
GRANTEE NOTARY SECTION: The below section is to be completed by	CRANTEE OF AGENT
Odoschozu and sworn to before me, Name of Notary Public:	And on I
By the said (Name of Grantee): Hypoli Tout	AFFIX NOTARY STAMP OF LOW
On this date of: 1/ 01 . 20 2 3	· C
NOTARY SIGNATURE:	OFFICIAL SEAL ROBERT FLOSS II
	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 11/16/2025

#### 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

rev. on 10.17.2016