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TRUSTEE'S DEED (ILLINOIS)

Doc#: 2417824501 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/26/2024 2:32 PM Pg: 1 of 4

Dec ID 20240601634077

ST/Co Stamp 1-560-118-064 ST Tax \$701.00 CO Tax \$350.50

Fidelity National Title
SC22015158

THE GRANTOR AJAY JALLOW, AS TRUSTEE OF AJAY JALLOW REVOCABLE LIVING TRUST AGREEMENT, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Jenny Nguyen and Kevin Nguyen as husband and wife as tenants by the entirety all interest in the following described and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Real Estate Index Number(s): 09-24-413-042-0000


Commonly known as 8140 N. Oketo Ave, Niles, IL 60714,

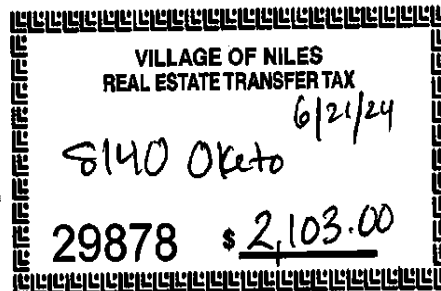
SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. ,

Dated this 18th day of June, 2024.


Ajay Jallow, as Trustee of
Ajay Jallow Revocable Living Trust Agreement

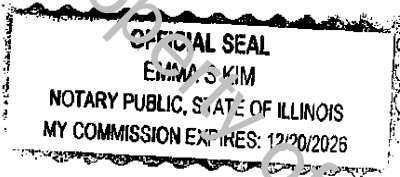


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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ajay Jallow, as Trustee of Ajay Jallow Revocable Living Trust Agreement personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 18th day of June, 2024.



Notary Public

THIS INSTRUMENT PREPARED BY
Richard Kim
Law Offices of CK & Associates, LLC
8930 Waukegan Rd., Ste. 210
Morton Grove, IL 60053

GRANTEES ADDRESS

and

MAIL TO:
Chicagoland Property Law, LLC
5521 N Cumberland Ave, Ste 1120
Chicago, IL 60656

SEND SUBSEQUENT TAX BILLS TO:
Jenny Nguyen and Kevin Nguyen
8140 N. Oketo Ave
Niles, IL 60714

PROPOSED BY COOK COUNTY CLERK'S Office

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EXHIBIT A LEGAL DESCRIPTION

LOT 326 AND THE SOUTH 1/2 OF LOT 325 IN THE SECOND ADDITION TO GRENNAN HEIGHTS,
BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 41
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 09-24-413-042-0000

Dated this 18th day of June, 2024.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

25-Jun-2024



COUNTY:	350.50
ILLINOIS:	701.00
TOTAL:	1,051.50

09-24-413-042-0000

| 20240601634077 | 1-560-118-064

Property of Cook County Clerk's Office