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2420111008

QUIT CLAIM DEED

Doc# 2420111008 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 7/19/2024 3:43 PM

PAGE: 1 OF 4

THE GRANTOR(S):

Vu K. Nguyen a/k/a Vu Khoa Nguyen and Thanh B. Luu a/k/a Thanh Ha Bao Luu, husband and wife, of 5415 North Octavia Avenue, Chicago, Illinois 60656, for the consideration of (\$10.00) TEN DOLLARS, and other good and valuable consideration in hand paid, at or before delivery of this document, receipt of which is hereby acknowledged, does grant, bargain, sell, convey, remise release and forever Quit Claims unto said GRANTEE(S):

Vu Khoa Nguyen, as Trustee of the Vu Khoa Nguyen Revocable Living Trust dated July 16, 2024, and Thanh Ha Bao Luu, as Trustee of the Thanh Ha Bao Luu Revocable Living Trust dated July 16, 2024, not as tenants in common and not as joint tenants, but as tenants by the entirety.

All the right, title, interest claim or demand which the Grantor may have had in and to the following described real estate in the County of Cook, State of Illinois, to wit:


See attached Exhibit A

Permanent Real Estate Index Number(s): 12-12-227-038-0000

Address of Real Estate:
**5415 North Octavia Avenue,
Chicago, Illinois 60656**

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

Dated this 16th of July, 2024.

x 

**Vu K. Nguyen a/k/a
Vu Khoa Nguyen**

(SEAL) x



**Thanh B. Luu a/k/a
Thanh Ha Bao Luu**

(SEAL)

REAL ESTATE TRANSFER TAX

19-Jul-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

12-12-227-038-0000

| 20240601640219 | 1-763-130-160

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REAL ESTATE TRANSFER TAX

19-Jul-2024

STATE OF ILLINOIS }
 } ss.
COUNTY OF COOK }



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

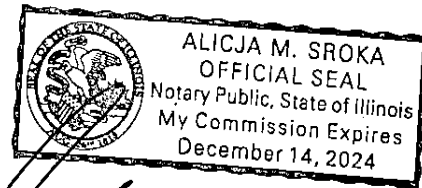
12-12-227-038-0000 | 20240601640219 | 2-070-068-016

* Total does not include any applicable penalty or interest due

I, the undersigned, a Notary Public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Vu K. Nguyen a/k/a Vu Khoa Nguyen and Thanh B. Luu a/k/a Thanh Ha Bao Luu** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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.

16th of July, 2024.



Commission expires 12.14.24

NOTARY PUBLIC

This instrument was prepared by: *Alicja M. Sroka & Associates, P.C.*

Alicja M. Sroka, Esq.

7742 West Higgins Road, Suite C102, Chicago, Illinois 60631

MAIL TO:

Alicja M. Sroka & Associates, P.C.
Alicja M. Sroka, Esq.
7742 West Higgins Road, Suite C102,
Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:

Nguyen & Luu Revocable Living Trusts
C/O Vu Khoa Nguyen & Thanh Ha Bao Luu
5415 North Octavia Avenue,
Chicago, Illinois 60656

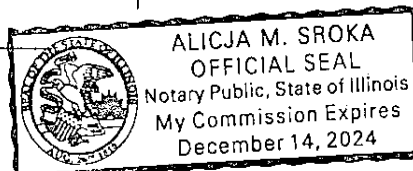
EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 – 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 07.16.24

[Signature]
Signature of Buyer, Seller or Representative

NOTARY PUBLIC



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EXHIBIT "A" LEGAL DESCRIPTION

LOT 31 IN ERNEST H. KLODE'S CRESCENT DRIVE ADDITION TO ORIOLE PARK, BEING A RESUBDIVISION OF PART OF LOTS 2, 3, AND 5 IN A. HEMINGWAY'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 1 AND PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 25, 26, AND 27 IN NEWTO HOTCHKISS AND COMPANY'S ADDITION TO ORIOLE PARK SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, PLAT OF SURVEY RECORDED AUGUST 27, 1953 AS DOCUMENT 15706396, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **12-12-227-038-0000**

Address of Real Estate: **5415 North Octavia Avenue, Chicago, Illinois 60656**

Property of Cook County Clerk's Office

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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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 07.16, 24

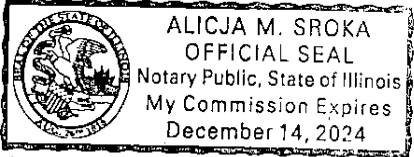
Date: 07.16, 24

Signature: [Signature]
Grantor or Agent

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said **Vu K. Nguyen a/k/a Vu Khoa Nguyen and Thanh B. Luu a/k/a Thanh Ha Bao Luu.**

this 16th day of July, 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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 07.16, 24

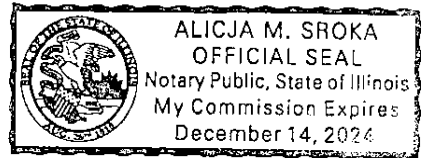
Date: 07.16, 24

Signature: [Signature]
Grantee or Agent

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said **Vu Khoa Nguyen and Thanh Ha Bao Luu.**

this 16th day of July, 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.

(Attached 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.)