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TRUSTEE'S DEED
(ILLINOIS)

1/3



Doc#: 2423924260 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/26/2024 10:57 AM Pg: 1 of 2

Dec ID 20240801680342
ST/Co Stamp 1-562-451-760 ST Tax \$1,850.00 CO Tax \$925.00

THE GRANTORS, Hanh My Chung, as Trustee of the Hanh My Chung Living Trust dated August 10, 2005, as amended November 2, 2010, of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, convey to Nguyen Investment, LLC, an Illinois Limited Liability Company of the Village of Glenview, County of Cook, State of Illinois all interest in the following described real estate commonly known as 626 Hartrey Ave, Evanston, IL 60202 and legally known as:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF HARTREY AVENUE, SAID POINT BEING 33 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND 961.05 FEET NORTH OF THE NORTHWEST CORNER OF HARTREY AVENUE AND OAKTON STREET SAID CORNER BEING 33 FEET NORTH OF (AT RIGHT ANGLES MEASUREMENT) THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND RUNNING THENCE WEST AT RIGHT ANGLES TO SAID WEST LINE OF HARTREY AVENUE FOR A DISTANCE OF 400 FEET TO A POINT; THENCE NORTH ON A LINE WHICH IS PARALLEL WITH SAID WEST LINE OF HARTREY AVENUE, A DISTANCE OF 13.74 FEET TO A POINT IN A LINE WHICH IS 300 FEET SOUTH OF (MEASURED ON SAID EAST LINE) THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 THENCE EAST ON SAID LAST DESCRIBED LINE A DISTANCE OF 8.80 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WEST LINE OF THE EAST ONE-THIRD OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH ALONG SAID WEST LINE OF THE EAST ONE-THIRD A DISTANCE OF 67.00 FEET TO A POINT IN A LINE 233 FEET SOUTH OF (MEASURED ON SAID EAST LINE) AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE EAST ALONG SAID PARALLEL LINE 391.60 FEET TO A POINT IN THE WEST LINE OF HARTREY AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID HARTREY AVENUE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 10-24-310-035-0000

This deed is executed by the parties of the first part, as Trustees, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in them 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, SUBJECT, HOWEVER, to: general Real Estate taxes not due and payable at the time of Closing;

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building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any.

Dated this 6 day of August, 2024.

Hanh My Chung
Hanh My Chung, as Trustee of the Hanh My Chung Living Trust dated August 10, 2005, as amended November 2, 2010

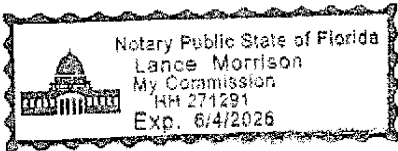
STATE OF FLORIDA)

) SS

COUNTY OF SEMINOLE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hanh My Chung 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 he signed, sealed and delivered in the instrument as his 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 6th day of August, 2024.



Lance Morrison
Notary Public

CITY OF EVANSTON

005839

REAL ESTATE TRANSFER TAX

PAID AUG 6 9 2024

DATE: _____

AMOUNT: \$12950 Agent: NH

THIS INSTRUMENT PREPARED BY
Minchella & Associates, Ltd.
7538 St. Louis Ave.
Skokie, IL 60076

MAIL TO:

JENNIFER NGUYEN
1714 PICKWICK LN
GLENVIEW, IL 60026

SEND SUBSEQUENT TAX BILLS TO:

JENNIFER NGUYEN
1714 PICKWICK LN
GLENVIEW, IL 60026