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2425610025

WARRANTY DEED IN TRUST

Doc# 2425610025 Fee \$38.00

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

COOK COUNTY CLERK'S OFFICE

DATE: 9/12/2024 1:32 PM

PAGE: 1 OF 3

THE GRANTOR(S),
Long Tu and Trang Pham,
husband & wife, for and in
consideration of Ten Dollars (\$10.00)
and other good and valuable
consideration in hand paid,

CONVEY(S) and WARRANT(S) to
GRANTEE(S):

An undivided 1/2 interest to:
Long K. Tu and Trang T. Pham,
or their successors, as Co-Trustees
of The Long K. Tu Revocable Trust
Dated August 13, 2024

and

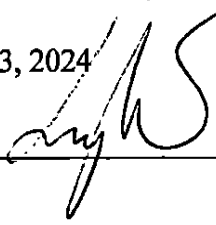
An undivided 1/2 interest to:
Trang T. Pham and Long K. Tu, or their successors,
as Co-Trustees of The Trang T. Pham Revocable Trust
Dated August 13, 2024


all interest in the following described real estate situated in Cook County, State of
Illinois:

LOT 15 IN BLOCK 3 IN T. J. GRADY'S FOURTH GREEN BLIMP ADDITION TO NORTH
EDGEWATER A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE
NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No. 13-01-218-030-0000
Property Address: 6112 North Talman Avenue
Chicago, Il 60659


Dated August 13, 2024







Long Tu

Trang Pham

REAL ESTATE TRANSFER TAX		12-Sep-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		12-Sep-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

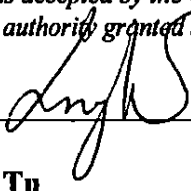
13-01-218-030-0000 | 20240901698459 | 1-602-457-776

13-01-218-030-0000 | 20240901698459 | 1-079-267-504

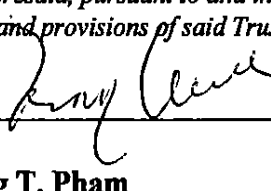
* Total does not include any applicable penalty or interest due.

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This Deed is accepted by the Grantee(s), as Trustee(s), as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms and provisions of said Trust above mentioned



Long K. Tu

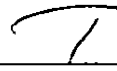


Trang T. Pham

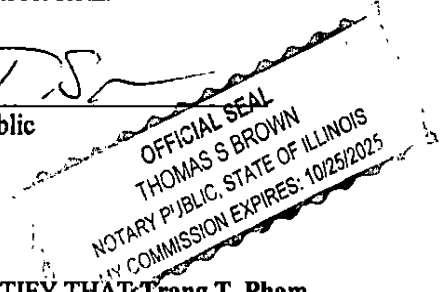
State of Illinois)ss
County of DuPage)

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT **Long K. Tu**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand August 13, 2024.



Notary Public



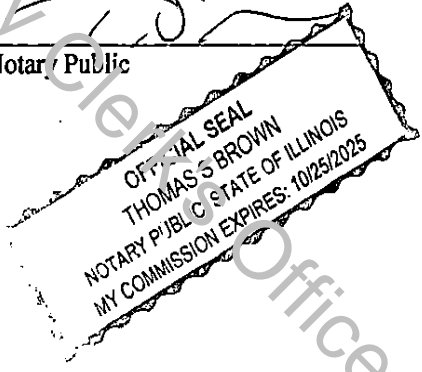
State of Illinois)ss
County of DuPage)

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT **Trang T. Pham**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand August 13, 2024.



Notary Public



Name and address of Preparer:

Thomas S. Brown
Attorney at Law
340 St. Mihiel
Winfield, IL 60190


Mail to:

Long K. Tu and Trang T. Pham
16 West Schubert Avenue
Glendale Heights, IL 60139

Name and address of Taxpayer/Grantee:

Long K. Tu and Trang T. Pham
16 West Schubert Avenue
Glendale Heights, IL 60139

Exempt under provisions of Paragraph e
Section 31-45, Property Tax Code

August 13, 2024 
_____ Representative

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 8 | 13 | 2024

SIGNATURE: [Signature]
GRANTOR or AGENT

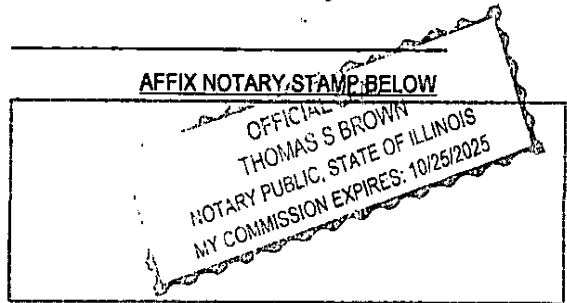
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Long Tu

On this date of: 8 | 13 | 2024

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 title to real estate under the laws of the State of Illinois.

DATED: 8 | 13 | 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

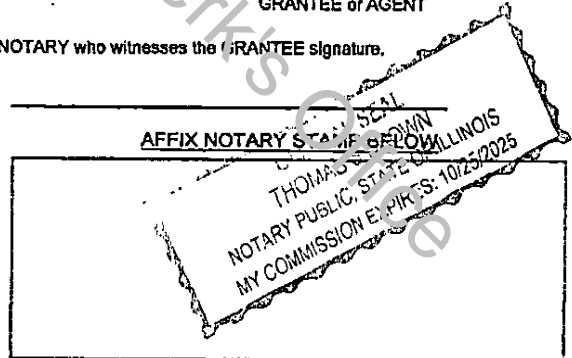
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): LONG TU TRUST

On this date of: 8 | 13 | 2024

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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**