

# UNOFFICIAL COPY

Form No. 22R  
AMERICAN LEGAL FORMS, CHICAGO, IL  
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## QUIT CLAIM DEED Statutory (ILLINOIS) (General)

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DEPT-01 RECORDING #25.50  
782222 TRAH 2048 01/29/97 12:03:00  
17142 + 00 \* - 97 - 064272  
COOK COUNTY RECORDER

THE GRANTOR (NAME AND ADDRESS)

THANH NGUYEN, 1440 W. Birchwood Avenue,

(The Above Space For Recorder's Use Only)

of the Cook City of Chicago County  
of Cook State of Illinois  
for and in consideration of TEN DOLLARS, & other good & Valuable consideration  
in hand paid, CONVEY and QUIT CLAIM to

Robert E. Franzen, as Trustee of the Nguyen Trust U/A  
dated January 16, 1997, 1440 W. Birchwood Ave., Chicago,  
IL 60626

(NAMES AND ADDRESS OF GRANTEES)

all interest in the following described Real Estate situated in the County of Cook  
in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and  
by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 13-14-219-007-000

Address(es) of Real Estate: 3225 W. Wilson Ave., Chicago, IL 60625

DATED this 16th day of January 1997

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

(SEAL) Thanh Nguyen (SEAL)  
Thanh Nguyen  
(SEAL) (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that

"OFFICIAL SEAL"  
SYBIL VIRSHBO  
Notary Public, State of Illinois  
My Commission Expires July 8, 2000

Thanh Nguyen

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 the said  
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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 16th day of January 1997

Commission expires July 8, 2000 1997

Sybil Virshbo  
NOTARY PUBLIC

This instrument was prepared by Herbert S. Waxman, 180 N. LaSalle, Chicago, IL 60604  
(NAME AND ADDRESS)

Exempt under Par. 4(e) of IL Real Estate Transfer Tax Act.

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Herbert S. Waxman, Notary

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## Legal Description

of premises commonly known as 3225 W. Wilson Ave., Chicago, IL 60625

Lot 1 in Block 7 in the North West Land Association Subdivision of the East 1/ of the North East 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian (except the South 665.6 feet thereof and except right of way and yards of the Northwestern Elevated Railroad), in Cook County, Illinois.

Property of Cook County Clerk's Office

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SEND SUBSEQUENT TAX BILLS TO:

Herbert S. Waxman

(Name)

180 N. LaSalle St., #2316

(Address)

Chicago, IL 60601

(City, State and Zip)

Thanh Nguyen

(Name)

1440 W. Birchwood Ave.

(Address)

Chicago, IL 60626

(City, State and Zip)

MAIL TO:

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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STATEMENT BY GRANTOR AND GRANTEE

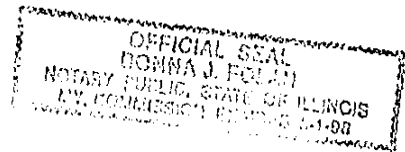
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title 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 Jan. 16, 1995

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said THANH NGUYEN this 16TH day of January, 1995  
Notary Public [Signature]



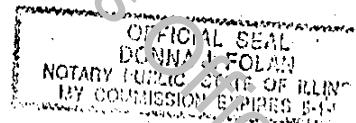
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Jan. 16, 1995

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said ROBERT E. FRANZEN this 16TH day of January, 1995  
Notary Public [Signature]



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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, exempt under the provisions of Section 4, of the Illinois Real Estate Transfer Tax Act.)

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