

# UNOFFICIAL COPY



117962 *10/2*  
QUIT CLAIM DEED

Doc#: 0900941076 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/09/2009 04:20 PM Pg: 1 of 4

MAIL RECORDED INSTRUMENT TO:  
Junsheng Liang  
1922 S. Tom Parkway  
Chicago, Illinois 60616

MAIL SUBSEQUENT TAX BILLS TO:  
Junsheng Liang  
1922 S. Tom Parkway  
Chicago, Illinois 60616

Citywide Title Corporation  
850 West Jackson Boulevard  
Suite 320  
Chicago, Illinois 60607

Grantor, FANGZHEN CHEN, whose address is 1922 S. Tom Parkway in Chicago, Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby GRANT, CONVEY and QUIT CLAIM to Grantee, JUNSHENG LIANG, whose address is 1922 S. Tom Parkway in Chicago, Illinois, all right, claim, title and interest he/she may have in and to the following real estate situated in the County of Cook and State of Illinois, and legally described as follows; to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "RIDER 2"

Permanent Index Number (P.I.N.): 17-21-435-023-0000  
Common Address: 1922 S. Tom Parkway, Chicago IL 60616

To have and to hold said premises forever, together with all buildings, improvements and appurtenances thereto, subject to all covenants and easements of record and taxes, hereby further releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

RATIFIED this 23 day of December, 2008.

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax.

12-23-08  
Date

Natalie P. [Signature]  
Buyer, Seller or Representative

FANG ZHEN CHEN  
FANGZHEN CHEN, Grantor

SPOUSE OF FANGZHEN CHEN, if any,  
signing this instrument for the sole purpose of  
waiving any and all rights arising under and by  
virtue of the Homestead laws of the State of  
Illinois.

PREPARED BY:  
Matthew S. Barton  
70 W. Madison Street, Suite 1400  
Chicago, Illinois 60602

*46C*  
*[Signature]*

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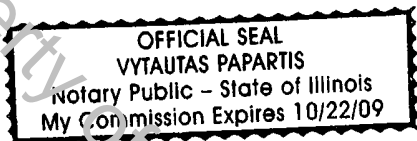
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## RIDER 1 OF 2 TO QUIT CLAIM DEED NOTARY CERTIFICATION

STATE OF ILLINOIS            )  
  )SS  
COUNTY OF Cook            )

I, the undersigned, a Notary Public in, and for the aforesaid County and State, DO HEREBY CERTIFY that FANGZHEN CHEN, personally known to me to be the same person whose name is subscribed to the foregoing Quit Claim Deed executed this day by and between FANGZHEN CHEN, as Grantor, and JUNSHENG LIANG, as Grantee, did appear before me this day in person and acknowledged that he/she signed said instrument as his/her free and voluntary act and deed as aforesaid, for the uses and purposes therein set forth, including the waiver of the Homestead Exemption Laws of the State of Illinois.

Given under my hand and seal this 23 day of December, 2008.



Vytautas Papartis  
NOTARY PUBLIC

STATE OF ILLINOIS            )  
  )SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in, and for the aforesaid County and State, HEREBY CERTIFY that

\_\_\_\_\_  
personally known to me to be the same person whose name is subscribed to the foregoing Quit Claim Deed executed this day by and between FANGZHEN CHEN, as Grantor, and JUNSHENG LIANG, as Grantee, did appear before me this day in person and acknowledged that he/she is the SPOUSE OF FANGZHEN CHEN; and further, that he/she signed said instrument as his/her free and voluntary act and deed as aforesaid, for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

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## RIDER 2 OF 2 TO QUIT CLAIM DEED NOTARY CERTIFICATION

Parcel 1: Lot 23 in Sante Fe Gardens III, being a resubdivision of part of Blocks 21, 24, 25 and 41 and the vacated streets and alleys lying within and adjoining said blocks, in Canal Trustee's New Subdivision of Blocks in the East fractional of the Southeast  $\frac{1}{4}$  of Section 21, all in Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 as created by Declaration of Parkshore Commons II recorded as document number 0010358538 as amended.

Parcel 3: Easements for ingress and egress for the benefit of Parcel 1 as created by Declaration of Easements for Lee Parkway Homeowners recorded as document number 0010358536.

Permanent Index Number (P.I.N.): 17-21-435-023-0000  
Common Address: 1927 S. Tom Parkway, Chicago IL 60616

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 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 ILLINOIS.

Dated: 12-23-08 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN TO before

me this 23 day of December, 2008  
[Signature]  
NOTARY PUBLIC



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: 12-23-08 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN TO before

me this 23 day of December, 2008  
[Signature]  
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.

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 Tax Act.