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QUIT CLAIM DEED

Statutory (Illinois)

THE GRANTORS,

**CHIN KUEI TZENG and
CHIN CHIN TZENG-LUO, as
husband and wife**



Doc#: 1123518028 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/23/2011 02:48 PM Pg: 1 of 5

for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS and QUILTS CLAIM unto

SHARON FUNG, CHIN KUEI TZENG and CHIN CHIN TZENG-LUO,

of the City of Chicago, County of Cook, State of Illinois, as **GRANTEES**, not as tenants in common but as **JOINT TENANTS**, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

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

FURTHER, this Quit Claim Deed ("Deed") is also made and executed upon, and is subject to certain express conditions and covenants hereinafter contained, said conditions and covenants being a part consideration for the Real Estate and are to be taken and construed as running with the land, and Grantee hereby binds itself and its successors, assigns, grantees and lessees to these of the covenants and conditions, which covenants and conditions are as follows:

SUBJECT TO: The Declaration of Covenants, Conditions, Restrictions and Easements for The Archer Courts Townhomes dated as of April 15, 2003 and recorded with the Cook County Recorder on May 7, 2003 as document number 0312707053; all real estate taxes not yet due and payable; building and zoning laws, county and municipal ordinances, state and federal regulations, all public and private, recorded and unrecorded easements, covenants and restrictions.

FIRST: Grantor reserves the unilateral right to obtain all necessary approvals for, appropriate municipal ordinance for and to record a Plat of Subdivision with the Cook County Recorder of Deeds, pursuant to the Illinois Plat Act, 765 ILCS 205/0.01, et. Seq., binding the Real Estate and the real estate owned by Grantor adjacent to the Real Estate, legally described on Exhibit B attached hereto ("Archer Court II Development Area").

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SECOND: Grantee agrees for itself and any successor in interest not to discriminate based upon race, religion, color, sex, national origin or ancestry, age, handicap, sexual orientation, military status, parental status or source of income in the sale of the townhomes and buildings improving the Real Estate.

TO HAVE AND HOLD said premises forever.

Permanent Index Number (PIN): 17-28-208-071-0000

Property Address: 2251 South Stewart, Chicago, Illinois 60616

IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these present this ____ day of _____, 2011.

Chin Kwei Tzeng
CHIN KUEI TZENG

Chin Chin Tzeng Luo
CHIN CHIN TZENG-LUO

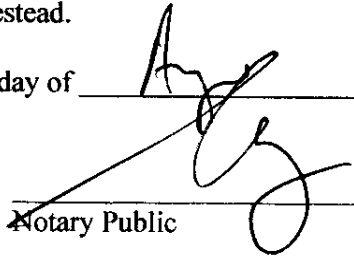
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Chin Kuei Tzeng and Chin Chin Tzeng Luo 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 own 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 12 day of August, 2011.



Notary Public

Commission expires 12/22/2013.



This instrument was prepared by:

Scott I. Yu, Attorney at Law, 70 West Madison, Suite 400, Chicago, IL 60602

MAIL TO:

Scott I. Yu
Attorney at Law
70 West Madison, Suite 400
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Sharon Fung, Chin Kuei Tzeng
and Chin Chin Tzeng Luo
2251 South Stewart
Chicago, Illinois 60616

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION:

***TRACT 10:

BEING A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 23RD STREET AND THE EAST LINE OF SOUTH STEWART AVENUE; THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS EAST, ALONG THE NORTH LINE OF WEST 23RD STREET, 18.44 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 36 SECONDS WEST, 157.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 15.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, 37.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS EAST, 15.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 37.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.***

PERMANENT REAL ESTATE INDEX NO. 17-28-208-037, vol. 514

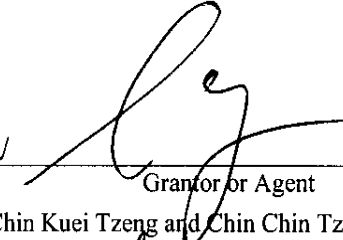
Clerk's Office of Cook County

UNOFFICIAL COPY

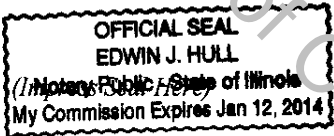
STATEMENT BY GRANTOR AND GRANTEE

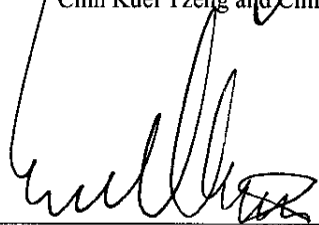
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 8/18/2011

Signature: 
Grantor or Agent
Chin Kuei Tzeng and Chin Chin Tzeng-Luo

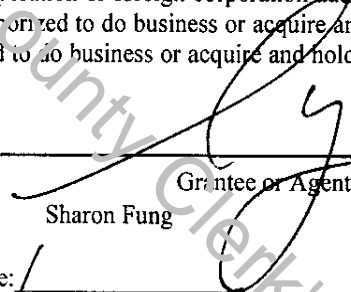
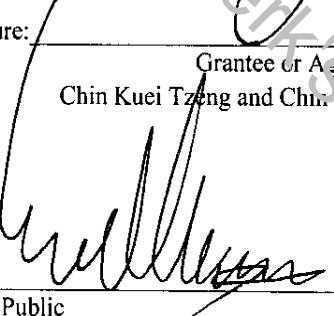
SUBSCRIBED and SWORN to before me on .



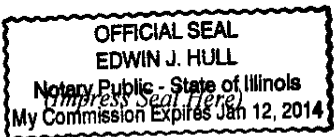

Notary Public

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

Date: 8/18/2011

Signature: 
Grantee or Agent
Sharon Fung
Signature: 
Grantee or Agent
Chin Kuei Tzeng and Chin Chin Tzeng-Luo

SUBSCRIBED and SWORN to before me on .



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 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.]