

UNOFFICIAL COPY

QUIT CLAIM DEED



Doc#: 1304234045 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/11/2013 11:06 AM Pg: 1 of 3

THE GRANTORS WARREN YEP, a single man, HARVEY YEP, a married man, and DENNIS YEP, a single man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEY AND QUITCLAIM to:

MIMI YEP, HARVEY YEP, & DENNIS YEP

Not as Tenants in Common, but as JOINT TENANTS, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 17-28-212-096-1001 & 17-28-212-096-1002

COMMONLY KNOWN AS 322 A&B WEST 23RD PLACE, CHICAGO, IL 60616

THIS IS NOT HOMESTEAD PROPERTY FOR HARVEY YEP

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

Dated this 6th day of February, 2013

Warren Yep
WARREN YEP

Harvey Yep
HARVEY YEP

Dennis Yep
DENNIS YEP

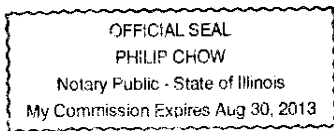
Exempt under Real Estate Transfer Tax Law 35
ILCS 200/31-45 sub par. (2) & Cook County
Ord. 93-0-27 par. (1)

Date 2/6/13 Sign Dennis Yep

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT WARREN YEP, a single man, HARVEY YEP, a married man, and DENNIS YEP, a single man, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 6th day of February, 2013.



Philip Chow
NOTARY PUBLIC

Prepared by & Mail to: Philip Chow, 2323 S. Wentworth, Chicago, IL 60616
Send Subsequent Tax Bills to: Mimi Yep, 322A W. 23rd Place, Chicago, IL 60616

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LEGAL DESCRIPTION FOR 322A & B WEST 23RD PLACE, CHICAGO, IL 60616:

PARCEL 1:

UNITS NO. 322A & 322B IN ORIENTAL TERRACES CONDOMINIUM NO. 322 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 55 IN ALLEN C. L. LEE'S SUBDIVISION BEING A RESUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED ON AUGUST 11, 1986, AS DOCUMENT NO. 86-345977 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS ESTABLISHED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS AND BY LAWS OF ORIENTAL TERRACES HOMEOWNER'S ASSOCIATION RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 AND AMENDED BY AMENDMENT RECORDED OCTOBER 23, 1985 AS DOCUMENT 85250027 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN, OVER, UPON AND TO THE COMMON AREA (AS DEFINED IN THE AFORESAID DECLARATION).

P.I.N. 17-28-212-096-1001 & 17-28-212-096-1002

COMMONLY KNOWN AS 312A & B WEST 23RD PLACE, CHICAGO, IL 60616

City of Chicago
Dept. of Finance

637154

2/11/2015 10:46

DR43142



Real Estate
Transfer
Stamp

\$0.00

Baton 5 911 016

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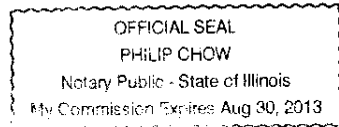
STATEMENT BY GRANTOR AND GRANTEE

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 February 6, 2013

Signature: Warren Yip
Grantor or Agent

Subscribed and sworn to before me
By the said WARREN YIP
This 6th day of February, 2013
Notary Public Philip Chow

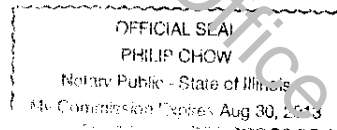


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date February 6, 2013

Signature: Dennis Yip
Grantee or Agent

Subscribed and sworn to before me
By the said DENNIS YIP
This 6th day of February, 2013
Notary Public Philip Chow



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.)