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Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY TENANTS IN COMMON



1333729051D

Doc#: 1333729051 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/03/2013 12:04 PM Pg: 1 of 4

THE GRANTOR(S), Jiang Zhong and Xiaoxu Wang, bachelor, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Xia Zhong and Jiang Zhong and Xiaoxu Wang, tenants in common, (GRANTEE'S ADDRESS) 3540 S. Federal St., Chicago, Illinois 60609 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as tenants in common forever.

Permanent Real Estate Index Number(s): 17-33-423-024-4019

Address(es) of Real Estate: 3540 S. Federal St., Chicago, Illinois 60609, unit 16-C

Dated this 19th day of November, 2013

Jiang Zhong

Xiaoxu Wang

| REAL ESTATE TRANSFER | | 12/03/2013 |
|--|-----------|------------|
| | COOK | \$0.00 |
| | ILLINOIS: | \$0.00 |
| | TOTAL: | \$0.00 |
| 17-33-423-024-4019 20131201600356 2QCQZV | | |

| REAL ESTATE TRANSFER | | 12/03/2013 |
|--|----------|------------|
| | CHICAGO: | \$0.00 |
| | CTA: | \$0.00 |
| | TOTAL: | \$0.00 |
| 17-33-423-024-4019 20131201600356 TJVUEQ | | |

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STATE OF ILLINOIS, COUNTY OF Cook ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jiang Zhong and Xiaoxu Wang, bachelor, 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 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 18th day of November, 2013

(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 11/19/2013

Xia Zhong MAIS Wang Xiaoxu
Signature of Buyer, Seller or Representative

Prepared By: Pengtian Ma
2961 South Archer Avenue
Chicago, Illinois 60608

Mail To:
Xia Zhong and Jiang Zhong and Xiaoxu Wang
3540 S. Federal St.
Chicago, Illinois 60609

Name & Address of Taxpayer:
Xia Zhong and Jiang Zhong and Xiaoxu Wang
3540 S. Federal St.
Chicago, Illinois 60609

Property of Cook County Clerk's Office

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EXHIBIT B

PARCEL 1:

SUB-PARCEL A:

UNIT MT6-C IN THE BOULEVARD METRO CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 IN BLOCK B, LOTS 10, 11, 12 AND 13 IN BLOCK C AND LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK E, ALL IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2008 AS DOCUMENT NUMBER 0826934083, AS AMENDED FROM TIME TO TIME, TOGETHER WITH EACH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUB-PARCEL B:

UNDIVIDED INTEREST IN THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE ENTERED INTO BY AND BETWEEN CHICAGO HOUSING AUTHORITY (LESSOR) TO PARK BOULEVARD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (LESSEE), RECORDED NOVEMBER 30, 2005 DOCUMENT NUMBER 0533418100 APPURTENANT TO UNIT MT6-B IN THE BOULEVARD METRO CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 REFERRED TO ABOVE AS DESCRIBED IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK BOULEVARD MADE BY PARK BOULEVARD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND DATED AS OF NOVEMBER 1, 2005 AND RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418100, AS AMENDED FROM TIME TO TIME, OVER AND ACROSS THE LAND AND FOR THE PURPOSES DESCRIBED THEREIN.

Commonly known as Unit MT6-C (the "Purchased Unit") in the Metro Townhomes Condominium, 3540 S. Federal, Chicago, Illinois.

PIN: 17-33-423-024-4019

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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 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 11/19/2013

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantors THIS 19th DAY OF November, 2013.

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

Dated 11/19/2013

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 19th DAY OF November, 2013.

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, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]