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Doc#: 1403734028 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/06/2014 10:18 AM Pg: 1 of 4

QUITCLAIM DEED
131032200RTK/JL-RP
GRANTOR, CHAK TSOI, a married man, joined by his spouse, JOANN LEE (herein, "Grantor"), whose address is 743 Laurel Avenue, Saint Paul, MN 55104, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, CHAK TSOI and JOANN LEE, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 743 Laurel Avenue, Saint Paul, MN 55104, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1309 N. Wells Street, Unit 503,
Chicago, IL 60610

Permanent Index Number: 17-04-215-072 1004

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 29th day of January, 2014.

Mail to:
Ravenswood Title Company LLC
319 W. Ontario Street
Suite 2N-A
Chicago, IL 60654

| REAL ESTATE TRANSFER | | 01/31/2014 |
|--|---------------|---------------|
| | COOK | \$0.00 |
| | ILLINOIS: | \$0.00 |
| | TOTAL: | \$0.00 |
| 17-04-215-072-1004 20140101606095 4X2DH0 | | |

| REAL ESTATE TRANSFER | | 01/31/2014 |
|--|---------------|---------------|
| | CHICAGO: | \$0.00 |
| | CTA: | \$0.00 |
| | TOTAL: | \$0.00 |
| 17-04-215-072-1004 20140101606095 R2G85F | | |

When recorded return to:

CHAK TSOI
JOANN LEE
743 LAUREL AVENUE
SAINT PAUL, MN 55104

Send subsequent tax bills to:

CHAK TSOI
JOANN LEE
743 LAUREL AVENUE
SAINT PAUL, MN 55104

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

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GRANTOR

[Signature]
Chak Tsoi

STATE OF MN
COUNTY OF Ramsey

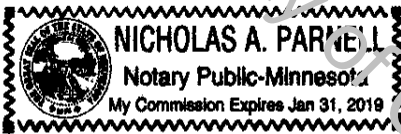
This instrument was acknowledged before me on 1-29-14, by Chak Tsoi.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: Nicholas A. Farnell

My commission expires: 1-31-19



GRANTOR

[Signature]
Joann Lee

STATE OF MN
COUNTY OF Ramsey

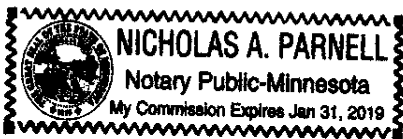
This instrument was acknowledged before me on 1-29-14, by Joann Lee.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: Nicholas A. Farnell

My commission expires: 1-31-19



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

1/29/14
Date

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EXHIBIT A

PARCEL 1:

UNIT 503 IN THE MICHAELS TERRACE OF THE FOLLOWING DESCRIBED REAL ESTATE: CONDOMINIUM AS DELINEATED ON A SURVEY

LOTS 104, 105 AND 106 IN SHELDON'S SUBDIVISION OF LOTS 61 TO 90 IN BRONSON'S ADD TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #91074681 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 55, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 91074681.

PIN: 17-04-215-072-1004

Property of Cook County Clerk's Office

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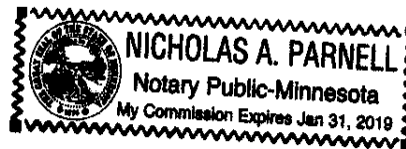
STATEMENT OF GRANTOR/GRANTEE

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 January 29, 2014 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 29th day of January,
2014.

Notary Public [Signature]



The grantee 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 January 29, 2014 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 29th day of January,
2014.

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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.