

QUIT CLAIM DEED
ILLINOIS

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Doc#: 1428333042 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/10/2014 12:12 PM Pg: 1 of 3

008951856 1084
H201 0758196800
LAFK

Above Space for Recorder's Use Only

THE GRANTOR, HUANYI FANG, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and QUIT CLAIM DEED(s) to GRANTEE, WM SHIELDS PROPERTY LLC 2714, an Illinois limited liability company series created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook and in the State of Illinois, to wit: (See page 2 for "Legal Description" attached here to and made part hereof).

SUBJECT TO: General taxes for and subsequent years; covenants, conditions and restrictions of record, if any.

Situated in the City of Chicago, County of Cook, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-28-302-045-0010

Address of Real Estate: 2714 South Lowe Avenue, Chicago, Illinois 60616

The date of this deed of conveyance is July 28, 2014.

(SEAL) HUANYI FANG

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, HUANYI FANG, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here) Given under my hand and official seal this 28th day of July, 2014.

(My Commission Expires _____)

Notary Public

COOK COUNTY RECORDER OF DEEDS

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SC
NT

Handwritten notes and signatures in the bottom right corner.

3


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LEGAL DESCRIPTION

LOT 21 IN BLOCK "B" IN WALTER WRIGHT'S SUBDIVISION OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE WEST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-28-302-045-0000

Address of Real Estate: 2714 South Lowe Avenue, Chicago, Illinois 60616

REAL ESTATE TRANSFER TAX		06-Oct-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-28-302-045-0000 20141001635291 0-245-910-656		

REAL ESTATE TRANSFER TAX		06-Oct-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-28-302-045-0000 20141001635291 0-823-544-960		

COOK COUNTY/ILLINOIS TRANSFER STAMP

or

**Exempt under provisions of Paragraph 4(e)
Section 4, Real Estate Transfer Tax Act.**

Wm H Tsang

Buyer, Seller, or Representative

This instrument was prepared by: Law Office of Roger Tsang 2912 South Wentworth Avenue Chicago, Illinois 60616	Send subsequent tax bills to: WM SHIELDS PROPERTY LLC 2714 215 West 30 th Street Unit B Chicago, Illinois 60616	Recorder-mail recorded document to: Law Office of Roger Tsang 2912 South Wentworth Avenue Chicago, Illinois 60616
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STATEMENT BY GRANTOR AND GRANTEE

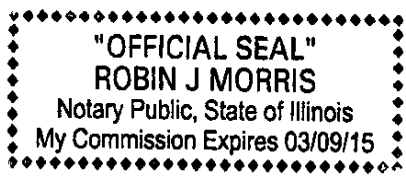
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated OCT. 3 2014, _____ Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 3 day of OCT
2014

[Signature]
Notary Public



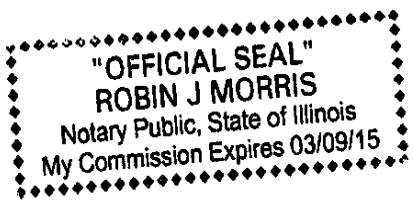
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated OCT 3, 2014, _____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 3 day of OCT
2014

[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.]