

UNOFFICIAL COPY



QUIT CLAIM DEED

The Grantors, KALOK CHU, an unmarried person, and JIAXUAN CHEN, an unmarried person, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to:

Doc#: 1435729019 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/23/2014 11:27 AM Pg: 1 of 3

Jiaxuan Chen, an unmarried person, of the City of Chicago, County of Cook, State of Illinois, to be held as joint tenants in the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1: UNIT 409 AND P45 TOGETHERWITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MORGAN LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0701015044, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 409, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701015044.

Permanent Real Estate Index Number: 17-32-402-026-1031 and 17-32-402-026-1105
Common Address: 974 W. 35th Place Unit: 409, Chicago, IL, 60609

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

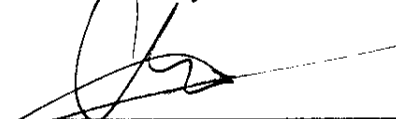
This Deed is exempt from transfer tax pursuant to the provisions of Paragraph E, Section 4, Real Estate Transfer Act.

DATED this 15th day of December, 2014



Kalok Chu

DATED this 15th day of December, 2014



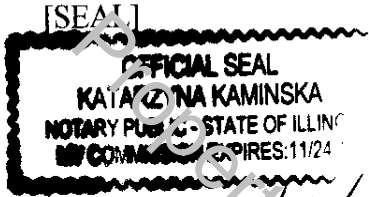
Jiaxuan Chen

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State of Illinois)
) ss.
 County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that Kalok Chu and Jiaxuan Chen, known to me to be the same persons whose name are subscribed as Grantors to the foregoing instrument, appeared before me this day in person, and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

Given under my hand and official seal, this 15th day of December, 2014



EXP: 11/24/2016

[Signature]

 NOTARY PUBLIC

DEED PREPARED BY & MAIL DEED TO:

Dynia & Valente, LLC
 1820 W. Hubbard St., Ste 201
 Chicago, IL 60622

SEND TAX BILL TO:

Jiaxuan Chen
 974 W. 35th Place Unit: 409
 Chicago, IL, 60609

REAL ESTATE TRANSFER TAX 23-Dec-2014

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

17-32-402-026-1031 | 20141201653614 | 0-871-590-528

REAL ESTATE TRANSFER TAX 23-Dec-2014

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-32-402-026-1031 | 20141201653614 | 0-183-724-672

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Statement by Grantor and Grantee

The Grantors affirm that, to the best of their knowledge, the name of the Grantees 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: December 15, 2014




Kalok Chu

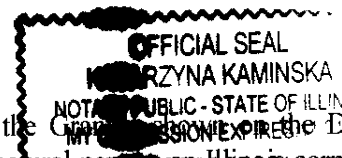


Jiaxuan Chen

Subscribed and sworn to before me by the said Grantors this 15th day of December 2014.

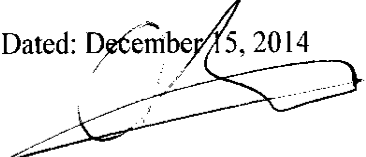


Notary Public



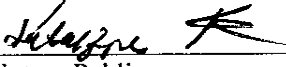
The Grantee affirms and verifies that the name of the Grantor on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized 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: December 15, 2014



Jiaxuan Chen

Subscribed and sworn to before me by the said Grantors this 15th day of December 2014.



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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.