

# UNOFFICIAL COPY

## QUIT CLAIM DEED



Doc#: 1608946182 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/29/2016 03:53 PM Pg: 1 of 4

### MAIL TO:

Stewart Title Guaranty Company  
2055 W. Army Trail Road, Suite 110  
Addison, IL 60101  
STG #263524

### NAME & ADDRESS OF TAXPAYER:

John Jian Wong  
2414 W. Bross Avenue  
Chicago, Illinois 60608

(The Above Space for Recorder's Use Only)

4A

### THE GRANTORS,

Qin Li and Qi Yong Chen, wife and husband, of 2406 W. Bross Avenue, Chicago, Illinois 60608, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid,

QUIT CLAIM to the GRANTEE, John Jian Wong, of 2414 W. Bross Avenue, Chicago, Illinois, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

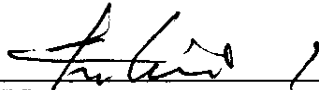
See Legal Description attached as Exhibit A


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

Permanent Index Number: 16-36-201-047-0000

Property Address: 2414 W. Bross Avenue, Chicago, Illinois 60608

DATED this 22 day of February, 2016.

  
\_\_\_\_\_  
QIN LI

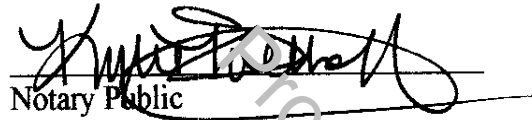
  
\_\_\_\_\_  
QI YONG CHEN

# UNOFFICIAL COPY

STATE OF MO )  
 ) SS:  
COUNTY OF COLE )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that QIN LI and QI YONG CHEN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed 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 22 day of February, 2016.

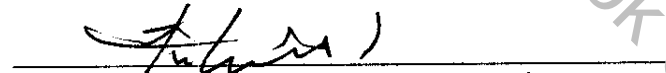
  
Notary Public

KYLIE DOERHOFF  
Notary Public - Notary Seal  
STATE OF MISSOURI  
County of Cole  
My Commission Expires 10/3/2017  
Commission # D13875069

My commission expires on 10-3-17

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E, SECTION 4, REAL ESTATE TRANSFER ACT

Date: 02-22-16

  
Signature of Buyer, Seller or Representative

This instrument was prepared by: Marc S. Lipinski; King Holloway Lipinski LLC; 1 N. LaSalle Street, Suite 3040; Chicago, Illinois 60602.

REAL ESTATE TRANSFER TAX 29-Mar-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

16-36-201-047-0000 | 20160301684779 | 1-491-105-344

REAL ESTATE TRANSFER TAX 29-Mar-2016



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

16-36-201-047-0000 | 20160301684779 | 0-055-817-792

\* Total does not include any applicable penalty or interest due.

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## EXHIBIT A – LEGAL DESCRIPTION

THAT PART OF:

PARCEL 1: THAT PART OF BLOCK 31 LYING EAST OF A LINE 100 FEET OF AND PARALLEL WITH THE EAST LINE OF THE RIGHT OF WAY OF THE PITTSBURGH CINCINNATI AND ST LOUIS RAILWAY COMPANY IN SAMUEL J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE ILLINOIS AND MICHIGAN CANAL OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART SOUTH OF THE ILLINOIS AND MICHIGAN CANAL OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

PARCEL 2: A STRIP OF LAND 20 FEET IN WIDTH LYING NORTHEASTERLY OF AND ADJOINING THE EAST LINE OF SAID BLOCK 31 IN SAMUEL J. WALKER'S SUBDIVISION AFORESAID;

ALSO

PARCEL 3: A STRIP OF LAND 7 FEET IN WIDTH LYING SOUTHEASTERLY OF AND ADJOINING BLOCK 31 WEST OF THE WEST LINE OF SOUTH WESTERN AVENUE AND EAST OF A LINE PARALLEL WITH AND 100 FEET EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE PITTSBURGH, CINCINNATI, AND ST LOUIS RAILWAY COMPANY IN SAMUEL J. WALKER'S SUBDIVISION AFORESAID,

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 2 THENCE SOUTH 68°23'09" WEST, 161.12 FEET; THENCE NORTH 21°36'51" WEST 11.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21°34'09" WEST, 35.76 FEET; THENCE SOUTH 68°25'51" WEST; 17.67 FEET; THENCE SOUTH 21°34'09" EAST, 35.76 FEET; THENCE NORTH 68°25'51" EAST, 17.67 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 2414 W. Bross Ave., Chicago, IL  
PIN: 16-36-201-047-0000

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 3 | 24 | 20

SIGNATURE: *[Signature]*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

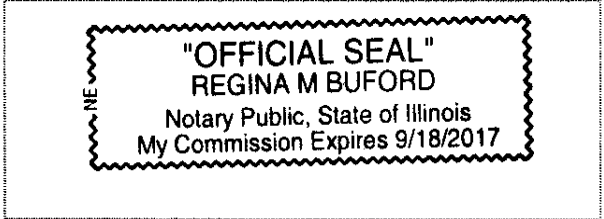
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): *Kerri McGehee*

On this date of: 3 | 24 | 20

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 3 | 24 | 20

SIGNATURE: *[Signature]*  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

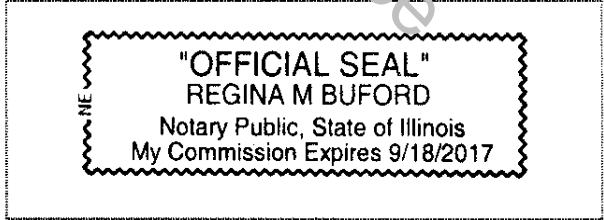
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): *Kerri McGehee*

On this date of: 3 | 24 | 20

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)