

UNOFFICIAL COPY

QUIT-CLAIM DEED

Corp (LLC) To Individual(s)

This agreement, made this 28th day
of March, 20 16, between
Jeff BV-Commercial, LLC

a _____,
a limited liability company
created and/or organized 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, party of the first part, and
Nian Juan Wu & Yong Qiang Tan

of 4412 S Homan Ave, Chicago, IL 60632

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND QUIT-CLAIM unto the party of the second part, not as tenants in common but as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, FOREVER, all the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: *(see attached Legal Description made part hereof)*

Permanent Index Number(s): 19-02-410-025-0000

Commonly Known As: 4412 S Homan Ave, Chicago, IL 60632

SUBJECT TO: General Real Estate Taxes for 2015 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof; any special taxes or assessment for improvements heretofore completed; building lines and building restrictions; private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property; building code violations, liens and judgments; leases and tenancies; pending building code violations court cases; items appearing of record or that would be shown on a survey

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

DATED THIS 28th DAY OF March, 20 16.

ENTITY: Jeff BV-Commercial, LLC

BY: [Signature]

PRINTED NAME: Gyna McElwee



Doc#: 1609710064 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/06/2016 02:53 PM Pg: 1 of 4

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FIDELITY NATIONAL TITLE QC1600 6218

BOX 15

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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gyna McElwee, an authorized signer on behalf of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged s/he signed, sealed and delivered the said instrument as her free and voluntary act on behalf of Grantor, 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 28th day of March, 2016

Commission expires 12/10, 2018



This instrument prepared by : **A. Ade Adekoya, Esq**
Adekoya Law Group
Adekoya & Associates, LLC
915 175th Street, Suite 1NW
Homewood, IL 60460-2071

MAIL TO:
Yong Qiang Tan
4416 S. Homan Ave
Chicago, IL 60632

SEND SUBSEQUENT TAX BILLS TO:
4416 S. Homan Ave
Chicago, IL 60632

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX	29-Mar-2016
CHICAGO:	757.50
CTA:	303.00
TOTAL:	1,060.50 *

19-02-410-025-0000 | 20160301682929 | 2-089-662-016

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

REAL ESTATE TRANSFER TAX	29-Mar-2016
COUNTY:	50.50
ILLINOIS:	101.00
TOTAL:	151.50

19-02-410-025-0000 | 20160301682929 | 1-060-091-456

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LEGAL DESCRIPTION

Legal Description for Premises Commonly Known As: 4412 S Homan Ave, Chicago, IL 60632

LOT 5 IN BLOCK 10 IN W. HAYDEN BELL'S ARCHER AND KEDZIE AVENUE SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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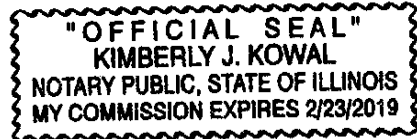
STATEMENT BY GRANTOR AND GRANTEE

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

Dated 4/1, 20 16

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 1st day of April, 2016
Notary Public [Signature]

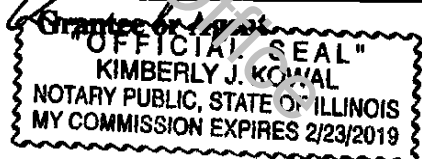


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 4/1, 20 16

Signature: [Signature]

Subscribed and sworn to before me
By the said agent
This 1st day of April, 2016
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.)