

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTORS YUK SIN CHAN, a single woman, and JASON CHAN, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEY AND QUITCLAIM to:

**YUK SIN CHAN LIVING TRUST DATED
APRIL 11, 2016**



Doc#: 1610334103 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/12/2016 02:48 PM Pg: 1 of 4

IN FEE SIMPLE, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 17-28-400-014-0000

COMMONLY KNOWN AS 355 WEST 26TH STREET, UNIT 1, CHICAGO, IL 60616

THIS IS NOT HOMESTEAD PROPERTY FOR JASON CHAN

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

Dated this 11th day of April, 2016

YUK SIN CHAN

JASON CHAN

Exempt under Real Estate Transfer Tax
Law 35 ILCS 200/31-45 sub par. e &
Cook County Ord. 93-0-27 par. e

Date 4/11/16 Sign

STATE OF ILLINOIS)
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX



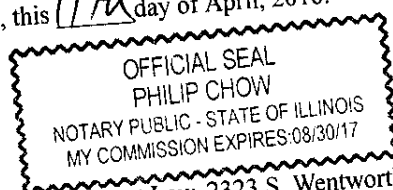
12-Apr-2016
CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

17-28-400-014-0000 | 20160401690359 | 0-257 698-176

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

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT YUK SIN CHAN, a single woman, and JASON CHAN, a married man, are 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, sealed 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 11th day of April, 2016.



NOTARY PUBLIC

Prepared by and Mail to: Philip Chow, Attorney at Law, 2323 S. Wentworth Avenue, Chicago, IL 60616
Send Subsequent Tax Bills to: Yuk Sin Chan, 355 West 26th Street, Unit 1, Chicago, IL 60616

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

13-Apr-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-28-400-014-0000 | 20160401690359 | 2-07 +612-224

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LEGAL DESCRIPTION

Parcel 1: The West 25.4 feet of the North 75.58 feet all being of the following property taken as a tract: Lots 1 to 10 in Henry Bond's Subdivision of that part of Lots 1 and 2 lying East of the East Line of Stewart Avenue, as widened in Block 1 in U.S. Bank Addition to Chicago A Subdivision of the West 1/2 of the West 1/2 of the South East 1/4 of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, also a strip of land 16 feet wide lying South of and adjoining Lots 1 to 9 in Henry R. Bond's Subdivision aforesaid, in Cook County, Illinois.

Parcel 2: The West 20 feet of the South 42 feet of the North 117.58 feet, all being of the following property taken as a tract: Lots 1 to 10 in Henry Bond's Subdivision of that part of Lots 1 and 2 lying East of the East Line of Stewart Avenue, as widened, in Block 1 in U.S. Bank Addition to Chicago, A Subdivision of the West 1/2 of the West 1/2 of the South East 1/4 of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, also a strip of land 16 feet wide lying South of and adjoining Lots 1 to 9 in Henry R. Bond's Subdivision aforesaid, in Cook County, Illinois.

Parcel 3: Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements dated May 16, 1977 as document number 23940538 and as created by Deed from National Boulevard Bank of Chicago, as Trustee under Trust No. 4703 to YUK SIN CHAN and WING CHIU CHAN, dated November 15, 1979 and recorded March 5, 1980 as document 25381937 for ingress and egress, in Cook County, Illinois.

P.I.N. 17-28-400-014-0000

Commonly known as 355 West 26th Street, Unit 1, Chicago, IL 60616

UNOFFICIAL COPY**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.

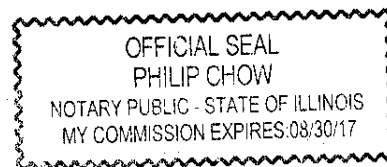
Dated APRIL 11, 2016

Signature: _____

Grantor or Agent

Subscribed and sworn to before me

By the said JASON CHAN
This 11th day of April, 2016
Notary Public Philip Chow



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.

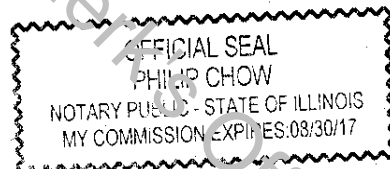
Date APRIL 11, 2016

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said YUK SIN CHAN
This 11th day of April, 2016
Notary Public Philip Chow



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.)