

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTOR **SHIRLEY F. PAN**, a single woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEYS AND QUITCLAIMS to:



Doc#: 1623616026 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/23/2016 12:33 PM Pg: 1 of 3

**SHIRLEY FANG PAN and STEPHEN CHU**

of 2309 S. Stewart, Unit G, Chicago, IL 60616, not as Tenants in Common, but as **JOINT TENANTS**, 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. 17-28-212-094-1001

COMMONLY KNOWN AS 2309 SOUTH STEWART, UNIT G, CHICAGO, IL 60616

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

Dated this 24<sup>th</sup> day of August, 2016

SHIRLEY F. PAN

REAL ESTATE TRANSFER TAX		23-Aug-2016
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

17-28-212-094-1001 | 20160801642463 | 0-277-359-424

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

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

Date 8/23/16 Sign

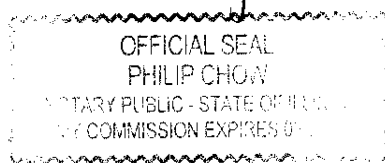
REAL ESTATE TRANSFER TAX		23-Aug-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-28-212-094-1001 | 20160801642463 | 1-541-131-072

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **SHIRLEY F. PAN**, a single woman, is 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 that she signed, sealed and delivered the said instrument as her 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 24<sup>th</sup> day of August, 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: Shirley Fang Pan, 2309 S. Stewart, Unit G, Chicago, IL 60616

CCRD REVIEW

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## LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 2309-4G TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ORIENTAL TERRACES CONDOMINIUM NUMBER 2309-4 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 86-326948, IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 27508504 AND AS AMENDED BY DOCUMENT 85-250027.

P.I.N. 17-28-212-094-1001

Commonly known as 2309 SOUTH STEWART, UNIT G, CHICAGO, IL 60616

Property of Cook County Clerk's Office

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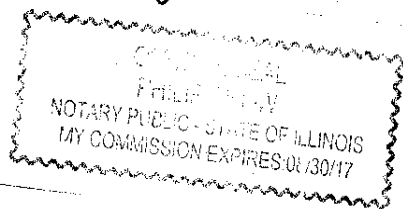
## STATEMENT BY GRANTOR AND GRANTEE

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 August, 2016

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said SHIRLEY F. PAN  
This 8th day of August, 2016  
Notary Public [Signature]

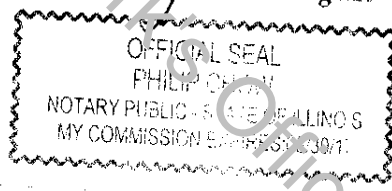


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 8, 2016

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said SHIRLEY FANG PAN  
This 8th day of August, 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.)