

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTOR **KING SAU CHAN**, 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:

**KAM KEI TONG**

a single man, of 332B W. 23<sup>rd</sup> Place, Chicago, IL 60616, 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. 17-28-212-054-1002

COMMONLY KNOWN AS 332B WEST 23<sup>RD</sup> PLACE, 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 15<sup>th</sup> day of February, 2017

*King Sau Chan*  
KING SAU 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 2/15/17 Sign *King Sau Chan*

STATE OF ILLINOIS)

COUNTY OF COOK )

REAL ESTATE TRANSFER TAX		02-Mar-2017
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-28-212-054-1002 | 20170201614252 | 1-457-867-456

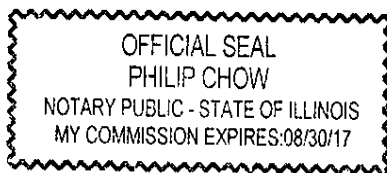
REAL ESTATE TRANSFER TAX		02-Mar-2017
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00

17-28-212-054-1002 | 20170201614252 | 0-720-544-448

\* 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 **KING SAU CHAN**, 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 15<sup>th</sup> day of February, 2017.



*Philip Chow*  
NOTARY PUBLIC

Prepared by and Mail to: Philip Chow, Attorney at Law, 2323 S. Wentworth Avenue, Chicago, IL 60616

Send Subsequent Tax Bills to: Kam Kei Tong, 332B W. 23<sup>rd</sup> Place, Chicago, IL 60616

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**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NO. 332B IN ORIENTAL TERRACE CONDOMINIUM NO. 332 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 50 IN ALLEN C. L. LEE'S SUBDIVISION BEING A RESUBDIVISION 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; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED ON OCTOBER 18, 1985, AS DOCUMENT 85242741; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS ESTABLISHED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS AND BY-LAWS OF ORIENTAL TERRACES HOMEOWNER'S ASSOCIATION RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN, OVER, UPON AND TO THE COMMON AREA (AS DEFINED IN THE AFORESAID DECLARATION).

P.I.N. 17-28-212-054-1002

COMMONLY KNOWN AS 332B WEST 23<sup>RD</sup> PLACE, CHICAGO, IL 60616

Property of Cook County Clerk's Office

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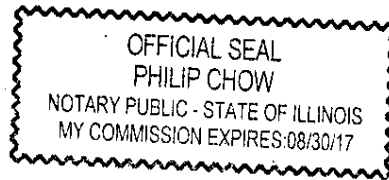
## STATEMENT BY GRANTOR AND GRANTEE

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 February 15, 2017

Signature: *King Sau Chan*  
Grantor or Agent

Subscribed and sworn to before me  
By the said KING SAU CHAN  
This 15th day of February, 2017  
Notary Public *Philip Chow*

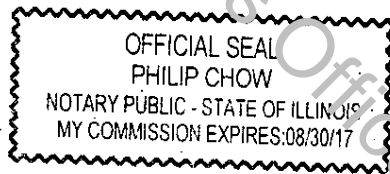


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 15, 2017

Signature: *King Sau Chan*  
Grantee or Agent

Subscribed and sworn to before me  
By the said KING SAU CHAN  
This 15th day of February, 2017  
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.)