



1708715133D

Doc# 1708715133 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/28/2017 01:21 PM PG: 1 OF 6

715828
QUIT CLAIM DEED
ILLINOIS STATUTORY

MAIL TO:

WEI AN ZHU
2305 S. STEWART AVE
UNIT N
CHICAGO, IL 60616

MAIL TAX BILLS TO:

SAME AS ABOVE

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

THE GRANTOR, WEI AN ZHU, A MARRIED MAN, of 2305 S. STEWART AVENUE, UNIT N, CHICAGO, IL 60616, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby REMISE, RELEASE and QUIT CLAIM unto WEI AN ZHU AND SU JUAN YU, HUSBAND AND WIFE, AS JOINT TENANTS AS TO A 50% INTEREST, AND LIYU ASHLEY ZHU AND JIAN LIANG MEI, WIFE AND HUSBAND, AS JOINT TENANTS, AS TO A 50% INTEREST, of 2305 S. STEWART AVENUE, UNIT N, CHICAGO, IL 60616, the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

SEE ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index No. 17-28-212-041-1001

Property Address: 2305 S. STEWART AVENUE, UNIT N, CHICAGO, IL 60616

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

Wei an zhu
Signed By: Buyer, Seller or Agent

2-13-2017
Date

Dated this 13 day of FEBRUARY 2017.

Wei an zhu
WEI AN ZHU

Rivisto

UNOFFICIAL COPY

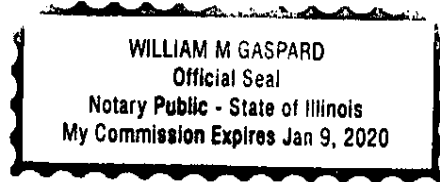
STATE OF ILLINOIS)
)
COUNTY OF *COOK*) : SS.

I, the undersigned, a Notary Public, in and for said County and State of aforesaid, do hereby certify that WEI AN ZHU, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and Notarial Seal this 13 day of FEBRUARY 2017.



Notary Public



PREPARED BY:

The Law Office of Joseph M. Kosteck
BY: JOSEPH M. KOSTECK
10201 W. Lincoln Highway
Frankfort, IL 60423

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

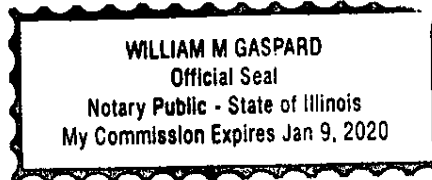
The Grantor(s) or his/her/their agent affirms that, to the best of his/her/their knowledge, the name of the Grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire 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 and hold title to real estate under the laws of the State of Illinois.

Dated 2-13-17 Signature: We: an MM
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 13 day of

FEBRUARY 2017

Notary Public [Signature]



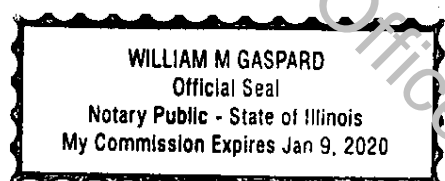
The Grantee(s) or his/her/their agent affirms and verifies that the name of the Grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 2-13-17 Signature: We: an MM
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 13 day of

FEBRUARY 2017

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.

(Attached to deed or ABI to be recorded in COOK County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A

UNIT NUMBER 2305-1N IN ORIENTAL TERRACES CONDOMINIUM NUMBER 2307-4 AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 33 IN ALLEN C. L. LEE'S SUBDIVISION BEING A RESUBDIVISION IN THE WEST HALF OF THE
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM
RECORDED ON NOVEMBER 26, 1985 AS DOCUMENT 85337088 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
ADDITION RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 AND AMENDED BY AMENDMENT
RECORDED OCTOBER 22, 1985 AS DOCUMENT 85250027 AND AS AS CREATED BY DEED FROM
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING
ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 1983 AND
KNOWN AS TRUST NUMBER 59315 TO JIE YING ZHANG AND SAU LING MOY ZHANG, HIS WIFE
DATED MAY 20, 1986 AND RECORDED MAY 21, 1986 AS DOCUMENT 86203712 FOR INGRESS AND
EGRESS IN COOK COUNTY, ILLINOIS.

P.I.N. # 17-28-212-041-1001

Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

21-Mar-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-28-212-041-1001 | 20170301627199 | 0-772-504-256

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

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

21-Mar-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-28-212-041-1001

| 20170301627199 |

1-846-246-080