UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTOR **SO YIN NG**, a married 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:

TIMOTHY NG

a single man, of 1201a 61ST Street, Oakland, CA 94608, 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 LECAL DECRIPTION

P.I.N. 17-29-426-121-1002

COMMONLY KNOWN AS 825 WEST 31ST STREET, UNIT C-2, CHICAGO, IL 60608

THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTOR

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

Dated this 29th day of March, 2017

Doc# 1709019037 Fee \$42.00

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

COOK COUNTY RECORDER OF DEEDS

DATE: 03/31/2017 11:06 AM PG: 1 OF 3

AFFIDAVIT FEE: \$2.00 KAREN A.YARBROUGH

SO YIN NG

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

Date 29/17 Sign ____

STATE OF ILLINOIS)

COUNTY OF COOK

REAL ESTATE TRANS	FER TAX	31-Mar-2017
253	CHICAGO:	0.00
	CTA	0.00
10 m	TOTAL	0.00 *
17-29-426-121-1002	20170301632229	1-179-231-936
* Total does not include a	any applicable penai	y or interest due.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that **SO YIN NG**, a married 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.

OFFICIAL SEAL
PHILIP CHOW
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/30/17

NOTARY PUBILI

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

Send Subsequent Tax Bills to: Timothy Ng, 3844 S. Emerald, Chicago, IL 60609

Given under my hand and official seal, this 21th day of March, 2017.

CCRD REVIEW

UNOFFICIAL COPY

LEGAL

UNIT C-2 IN THE 828 W. 31ST STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 6 IN MAY HUBBARD'S RESUBDIVISION OF LOTS 18 TO 36 INCLUSIVE AND OF LOTS 70 TO 73 INCLUSIVE IN BLOCK 4 OF HUBBARD'S SUBDIVISION OF COMMISSIONERS DIVISION OF LOT 14 IN BLOCK 24 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL ½ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0714515032 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERSEST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY CRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH L. THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

P.I.N. 17-29-426-121-1002

Commonly known as: 828 West 31st Street, Unit C-2, Chicago, IL 60608

1709019037 Page: 3 of 3

UNOFFICIAL COP'

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

Other endry rooms	•		
laws of the State of Illinois.			
	, 1		•
March 21	_, 20_1/	1	1
Dated			N .
	Signatu	ire: Lough	13
	. Jigitata	Grantor	ragent
U _A	•	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
100	•	· S OFFICIAL SEAL	{
Afora ma	. ,.	EXAMPLE 2 PHILIP CHOW	{
Subscribed and sworn to before me		NOTARY PUBLIC - STATE OF	FILLINOIS {
Details and St.		MY COMMISSION EXPIRES	3:08/30/17 {
This 29th dayoi) A planty,	20, ().	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
National Dublic	<u> </u>		
Notary Public Plant	4 1		
The grantee or his agent affirms and v	astros that the nan	ne of the grantee shown	on the deed o
The grantee or his agent affirms and vassignment of beneficial interest in a lar	CITICS this without a	natural person an Illinoi	s comoration o
assignment of beneficial interest in a lar	11 ling is citien a	hadring posson, an earl act	ata in Ulinois
assignment of beneficial interest in a far foreign corporation authorized to do bu	siness or acquire a	and note the forest care	itte in remons, i
foreign corporation authorized to do bu partnership authorized to do business or	acquire and hold to	tle to real estate in Himoi	s or other enuty
partnership authorized to do business of	Jackness of acqu	ire title to real estate unde	r the laws of the
partnership authorized to do business or recognized as a person and authorized to a	JO Ousinois di ami		r.
State of Illinois.	4		
2 -		Κ,	
\mathcal{N}_{a}	20 <u>1</u> ./		
Dale_March 29			
	· '/	Timether Ry	
	Signature:	Survey and Aller	
*		Crantee or Ager	11
			~~~ ₂
		OFFICIAL SEAL	<b>.</b>
Subscribed and swom to before me		→ BLUIP CHOW	<b>}</b> -
1) Also wild 77 1107(LY V.O) :	—, <del>)</del>	STATE O' LL	101S <b>}</b>
This 2/Th, day of Mary	20.(:/	MY COMMISSION EXPIRES. UP 'S.	0/17 <b>}</b> . '
Dublic Co.		}	~~~)
Notary Public			-0
Note: Any person who knowingly submits	o folice statement CC	oncerning the identity of a	Crantee shall
Note: Any person who knowingly submits	A 1919C Statement of	f a Class A misdemeanor I	for subsequent
Note: Any person who knowingly submits be guilty of a Class C misdemeanor for the	first offense and of	1 a Chase it into deliteration is	er innaadrige
offenses.		·	
111111111111111111111111111111111111111			

(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.)