

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTORS FUNG MAN CHAN, a married woman, and WAI CHOI 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:

WAI C. CHAN, CHRISTOPHER CHAN, and YIM HAR CHAN

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. 17-28-212-093-1002

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

THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTORS

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

Dated this 5th day of October, 2017

Fung Man Chan

FUNG MAN CHAN

Wai Choi Chan


WAI CHOI 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 10/5/17 Sign Wai Choi Chan

STATE OF ILLINOIS)

COUNTY OF COOK)

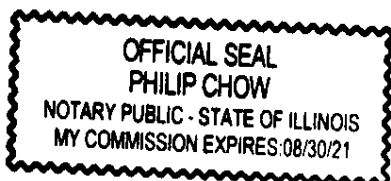
REAL ESTATE TRANSFER TAX		19-Oct-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-28-212-093-1002 | 20171001635338 | 2-057-551-808

* 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 FUNG MAN CHAN, a married woman, and WAI CHOI CHAN, a married man, are 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 5th day of October, 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: Wai C. Chan, 2309 S. Stewart, Unit B, Chicago, IL 60616

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REAL ESTATE TRANSFER TAX

19-Oct-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

LEGAL DESCRIPTION:

17-28-212-093-1002

| 20171001635838 | 1-563-672-512

Unit No. 2309-1R in Oriental Terraces Condominium No. 2309-1 as delineated on a survey of the following described real estate: Lot 41 in Allen C. L. Lee's Subdivision being a resubdivision in the West 1/2 of the Northeast 1/4 of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, according to the Plat thereof; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded ___ day of _____, 19___, as Document No. _____ together with its undivided percentage interest in the common elements.

1. Party of the first part also hereby grants to parties of the second part, their 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 in the aforementioned Declaration, and party of the first part 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.
2. This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.
3. Subject to Declaration of party wall rights, covenants, restrictions and easements by grantor dated the 10th day of April, A.D., 1985, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Documents No. 27506504, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

P.I.N. 17-28-212-093-1002

Commonly known as 2309 S. Stewart, Unit B, Chicago, IL 60616

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 10 | 5 | 2017

SIGNATURE: Fung Man Chan
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

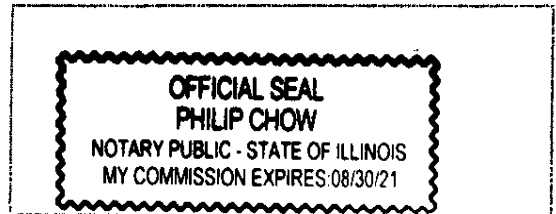
By the said (Name of Grantor): FUNG MAN CHAN

On this date of: 10 | 5 | 2017

NOTARY SIGNATURE: Philip Chow

PHILIP CHOW

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 10 | 5 | 2017

SIGNATURE: Wai Choi Chan
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

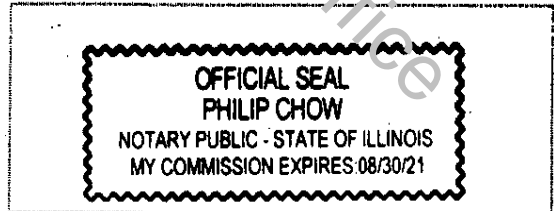
By the said (Name of Grantee): WAI CHOI CHAN

On this date of: 10 | 5 | 2017

NOTARY SIGNATURE: Philip Chow

PHILIP CHOW

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)