

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTORS XIAO YU GAO, a single man, and SHAN GAO, 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:

XIAO YU GAO, a single man, SHAN GAO, and XIULING JIA, husband and wife,

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. 17-21-436-045-1003 & 17-21-436-052-1040

COMMONLY KNOWN AS 1828 S. Wentworth Avenue, Unit #1C & PS #40, Chicago, IL 60616

Dated this 9th day of July, 2018

Xiao Yu Gao

XIAO YU GAO

Shan Gao

SHAN GAO

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

Date 7/19/18 Sign Xiao Yu Gao

STATE OF ILLINOIS )  
)  
COUNTY OF COOK )

### REAL ESTATE TRANSFER TAX 27-Jul-2018



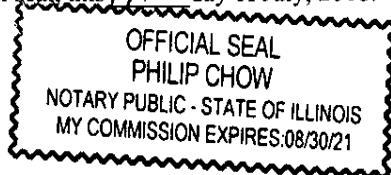
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-21-436-045-1003 | 20180701633601 | 1-575-065-376

\* 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 XIAO YU GAO, a single man, and SHAN GAO, a married man, are personally 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 9th day of July, 2018.



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: Xiao Yu Gao, 1828 S. Wentworth Avenue, Unit 1C, Chicago, IL 60616



Doc# 1820834061 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/27/2018 02:09 PM PG: 1 OF 3

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## LEGAL DESCRIPTION

PARCEL 1: UNIT 1C IN THE 1828 SOUTH WENTWORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN SANTE FE GARDEN PHASE V, BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, 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 0811922046 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT P-40 IN THE SANTE FE GARDEN V PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 13, 14, 25, 36 AND 39 IN SANTE FE GARDEN PHASE V BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, 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 0705115147, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 OVER, UPON AND ACROSS PARTS OF LOTS 2, 13, 14, 25, 36 AND 39 IN SANTA FE GARDEN PHASE V AS SHOWN ON PLAT OF SAID SANTE FE GARDEN PHASE V, RECORDED AS DOCUMENT 0609720074 AND AS CREATED BY AND GRANTED IN DECLARATION OF EASEMENT RECORDED OCTOBER 30, 2006 AS DOCUMENT NUMBER 0630331057 AS AMENDED BY FIRST AMENDMENT RECORDED NOVEMBER 13, 2006 AS DOCUMENT NUMBER 0631739043.

REAL ESTATE TRANSFER TAX		27-Jul-2018	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
17-21-436-045-1003   20180701633601   1-559-320-352			

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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: 7 | 19 | 2018

SIGNATURE: Xiao Yu Gao  
GRANTOR or AGENT

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

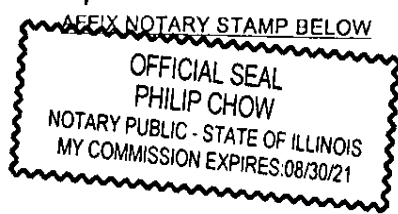
Subscribed and sworn to before me, Name of Notary Public:

Philip Chow

By the said (Name of Grantor): XIAO YU GAO

On this date of: 7 | 19 | 2018

NOTARY SIGNATURE: Philip Chow



### 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: 7 | 19 | 2018

SIGNATURE: Shan Gao  
GRANTEE or AGENT

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

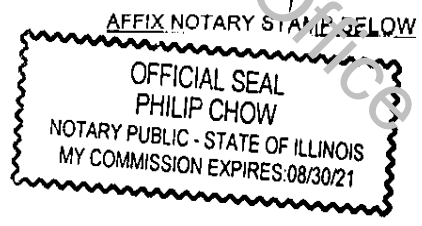
Subscribed and sworn to before me, Name of Notary Public:

Philip Chow

By the said (Name of Grantee): SHAN GAO

On this date of: 7 | 19 | 2018

NOTARY SIGNATURE: Philip Chow



### 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)