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QUIT CLAIM DEED

THE GRANTOR, Rivera Hoang of the City Of Chicago, County of Cook, State Of Illinois.

For and in consideration of Ten Dollars and Other good and valuable consideration (\$10.00) in hand paid, does hereby remise, Release and quitclaim unto, **Tina Hoang Of 7257 N Campbell Ave Unit A, Chicago, IL 60645**

The following described Real Estate situated in The County of Cook, State of Illinois, to wit:



1823634035D

Doc# 1823634035 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2018 11:15 AM PG: 1 OF 3

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as 2409 W. Balmoral Ave, Unit 3G, Chicago, IL 60625
Properly Index No. 13-12-226-022-1020

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

Dated this 22nd day of August, 2018

Rivera Hoang (SEAL)
Rivera Hoang (SEAL)

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Rivera Hoang**, personally known to me to be the same whose subscribed to the foregoing instrument, appeared before me this day in person, and Acknowledged that he signed, sealed and delivered the said instrument as his free and Voluntary act, for the uses and purposes therein set forth, including the release and waiver of Homestead.

Given under my hand and official seal, this 22nd day of August 2018.
My Commission expires December 9, 2018

Lam V Tran
Notary Public



This Instrument was prepared by Lam Tran 2248 W Foster Ave, Chicago, IL 60625
Send Subsequent tax bill to: Tina Hoang 7257 N Campbell Ave Unit A, Chicago, IL 60645

REAL ESTATE TRANSFER TAX		24-Aug-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-12-226-022-1020 20180801666359 1-263-337-632		

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

REAL ESTATE TRANSFER TAX		24-Aug-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-12-226-022-1020 20180801666359 1-048-608-544		

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: AUG 22, 2018

SIGNATURE: Rivera HoANG
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:

LAM TRAN

By the said (Name of Grantor): RIVERA HOANG

AFFIX NOTARY STAMP BELOW

On this date of: AUG 22, 2018

NOTARY SIGNATURE: [Signature]



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 title to real estate under the laws of the State of Illinois.

DATED: AUG 22, 2018

SIGNATURE: [Signature]
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:

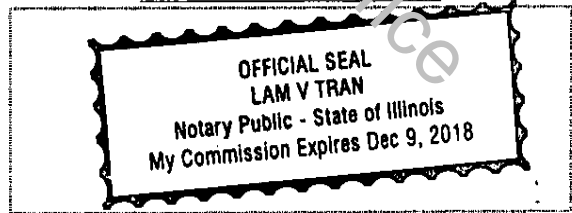
LAM TRAN

By the said (Name of Grantee): TINA HOANG

AFFIX NOTARY STAMP BELOW

On this date of: AUG 22, 2018

NOTARY SIGNATURE: [Signature]



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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EXHIBIT 'A' Legal Description

PARCEL 1:

UNIT NUMBER 2409-3G IN THE BALMORAL COURTS CONDOMINIUMS IV, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) ALSO A STRIP A LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING WEST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.0 FEET WEST OF THE NORTHEAST CORNER THEREOF, TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTHEAST CORNER THEREOF, AND LYING SOUTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT (EXCEPT THE WEST 18.0 FEET OF THE SOUTH 84.74 FEET THEREOF, AS MEASURED ALONG THE SOUTH AND WEST LINES OF SAID TRACT), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708915042, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P7 AND STORAGE SPACE S20, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

COMMONLY KNOWN AS: 2409 W. Balmoral Avenue, Unit 2409-3G. Chicago, IL 60625

PERMANENT INDEX NUMBER: 13-12-226-004-0000 (underlying)
13-12-226-022-1020 (new pin)