

UNOFFICIAL COPY



18355551720

Doc# 1835555172 Fee \$46.25

IRHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2018 11:22 AM PG: 1 OF 4

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Yan Liu
5800 S. Corona Dr.
Palatine IL 60067

NAME & ADDRESS OF TAX PAYER:

L&H Realty Services and Consulting, LLC
5800 S. Corona Dr.
Palatine IL 60067

THE GRANTOR(S)

Yan Liu and Maotian Huang, of the Cook County of the State of Illinois for and in consideration of Ten (\$ 0.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to L&H Realty Services and Consulting, LLC

of the County Cook and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

See attachment

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 the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants in common.

Permanent Index Number(s): 02-12-213-001-1302

Property Address: 4000 Bayside Drive, Unit 212, Palatine, IL 60074

Dated this ___ day of _____, 2018

Yan Liu (Seal)

(Print or type name here)

Maotian Huang (Seal)

(Print or type name here)

(Seal)
(Print or type name here)

(Seal)
(Print or type name here)

STATE OF ILLINOIS)

County of Cook) SS.

UNOFFICIAL COPY

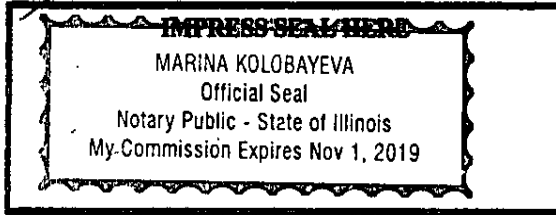
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, (Print or type name here) Huang Maotian & Liu Yan personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as 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 notaries seal, this 2 day of Dec, 2018

[Handwritten Signature]

Notary Public

My commission expires on Nov 1, 2019



- If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Yan Liu
5800 S. Corona Dr.
Palatine, IL 60067

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

DATE: 12/21/18
[Handwritten Signature]
Signature of Buyer, Seller or Representative.

- ◆ This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

Property of Cook County Clerk's Office

UNOFFICIAL COPY

5. The land referred to in this Commitment is described as follows:

UNIT 2-4212 IN RUNAWAY BAY AT PALATINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST ONE-FOURTH OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 12, WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 1041.6 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1029.78 FEET TO A POINT ON SAID NORTH LINE THAT IS 296.79 FEET WESTERLY OF (MEASURED ALONG SAID NORTH LINE) THE EAST LINE OF SAID NORTHEAST 1/4, BEING ALSO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILKE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 591.98 FEET TO A POINT ON A LINE THAT IS 72 FEET NORTHERLY OF (MEASURED ALONG THE EASTERLY LINE THEREOF) IN PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 282.95 FEET WESTERLY OF (MEASURED ALONG SAID PARALLEL LINE) THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 357.45 FEET; THENCE SOUTH WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES AND 55 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 122 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF TWENTY-FOUR DEGREES 30 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 605.45 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U. S. ROUTE 12; THENCE NORTH WESTERLY ALONG SAID NORTH WESTERLY RIGHT-OF-WAY LINE, THE DISTANCE OF 312.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0527610090 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Note: For informational purposes only, the land is known as:

4000 Bayside Drive, Unit 212
Palatine, IL 60074

PIN 02-12-213-001-1302

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

Issuing Agent:

Law Offices of David Freydin, PC
8707 Skokie Blvd., Suite 305
Skokie, IL 60077
(847)972-6157

UNOFFICIAL COPY

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: 12 | 21 | 2018

SIGNATURE: [Signature]
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:

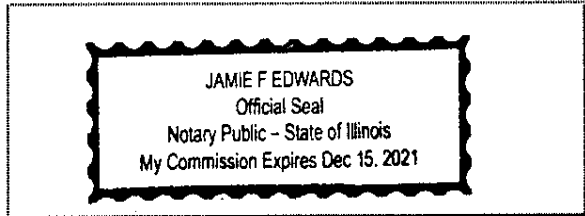
JAMIE F EDWARDS

By the said (Name of Grantor): YAN LIU

On this date of: 12 | 21 | 2018

NOTARY SIGNATURE: [Signature]

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: 12 | 21 | 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:

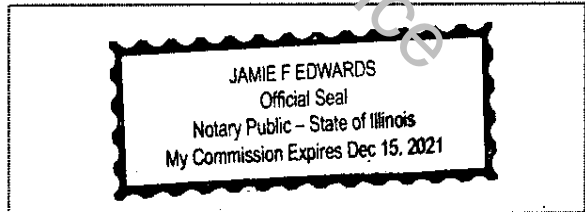
JAMIE F EDWARDS

By the said (Name of Grantee): YAN LIU

On this date of: 12 | 21 | 2018

NOTARY SIGNATURE: [Signature]

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)**)