

UNOFFICIAL COPY

Doc#: 1921946323 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/07/2019 01:11 PM Pg: 1 of 3

Dec ID 20190601608947
ST/CO Stamp 1-135-455-328

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Yuxuan Wang & Weiling Huang
1136 Ashley Lane
Iverness, IL 60010

NAME & ADDRESS OF TAXPAYER:

Yuxuan Wang & Weiling Huang
1136 Ashley Lane
Iverness, IL 60010

THE GRANTORS Yuxuan Wang an unmarried man

of the County of Inverness, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO Yuxuan Wang an unmarried man and Weiling Huang an unmarried woman

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

(LEGAL DESCRIPTION)

UNIT NO 173 IN CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF, IN THE ESTATES AT INVERNESS RIDGE - UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 18, 2004, AS DOCUMENT NO. 0423119002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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 tenants as common, or tenant by the entirety, but as joint tenants with right of survivorship.

Permanent Index Number(s): 01-24-100-069-1032

Property Address: 1136 Ashley Lane, Inverness, IL 60010

Dated this 11 day of July, 2019

Yuxuan Wang (Seal)
Yuxuan Wang

Weiling Huang (Seal)
Weiling Huang

FIDELITY NATIONAL TITLE

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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Yuxuan Wang & Weiling Huang 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 signed, sealed and delivered the said 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 notarial seal this 11th day of July, 2019



Notary Public
My commission expires on 08/08/2019





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

NAME AND ADDRESS OF PREPARER:
The McCormick Law Firm LLC
Eron M. McCormick
2100 Manchester Road, Suite 501-4
Wheaton, IL 60187

EXEMPT UNDER PROVISIONS OF PARAGRAPH
e SECTION 31-45, PROPERTY TAX CODE.
DATE: 7/11/2019
Yuxuan Wang
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 the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

REAL ESTATE TRANSFER TAX		31-JUL-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
01-24-100-069-1032	20190601608947	1-135-455-328

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FIDELITY NATIONAL TITLE

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272

FAX: (630) 574-1689

STATEMENT BY GRANTOR AND GRANTEE

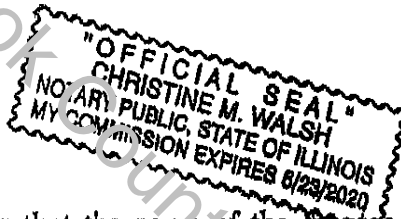
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 8/5/2019 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Walter & The

this 5 day of August
2019

Notary Public



The grantor or his agent affirms and verifies that 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 8/5/2019 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Walter & The

this 5 day of August
2019

Notary Public



NOTE: 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 Tax Act.]