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QUIT CLAIM DEED (Illinois Statutory)



Doc# 2001406039 Fee \$88.00

PHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/14/2020 12:11 PM PG: 1 OF 3

After Recording Mail To:
Ryan W. Gardner
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173

Send Subsequent Tax Bills To:
Hannah and Richard Woo
23 North Aberdeen Street, Unit PH-N
Chicago, Illinois 60607

THE GRANTORS, Richard H. Woo and Hannah J. Lee (also known as Hannah J. Woo), husband and wife, of 23 North Aberdeen Street, Unit PH-N, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Richard H. Woo and Hannah J. Lee (also known as Hannah J. Woo) as co-trustees of the Richard H. Woo Revocable Trust dated November 25, 2019, and Hannah J. Lee (also known as Hannah J. Woo) and Richard H. Woo, as co-trustees of the Hannah J. Woo Revocable Trust dated November 25, 2019, the beneficial interest of said trusts being held by Richard H. Woo and Hannah J. Lee (also known as Hannah J. Woo), husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Legal Description attached hereto as Exhibit A and made a part hereof.

Permanent Real Estate Index Number: 17-08-445-027-1023; and 17-08-445-027-1030

Address of Real Estate: 23 North Aberdeen Street, PH-N and GPU-6, Chicago, Illinois 60607

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. 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 said premises forever.

Richard H. Woo

Hannah J. Lee
(also known as Hannah J. Woo)

Dated this 25th day of November, 2019.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard H. Woo and Hannah J. Lee (also known as Hannah J. Woo), 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 November 25, 2019.

NOTARY PUBLIC



State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e. Section 4, of the Real Estate Transfer Tax Act. Dated this November 25, 2019.

Signature of Buyer-Seller or their Representative

Prepared by: Ryan W. Gardner, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173

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EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

UNITS 23-PH-NORTH AND GPU-6 IN THE C/A 23 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 9 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOTS 10 AND 13 IN BLOCK 49 IN CARPENTERS ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 7, 2009 AS DOCUMENT NUMBER 0909722089 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONIES DESIGNATED TO SERVE THE AFORESAID UNIT, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0909722089.

PARCEL 3:

THE EXCLUSIVE RIGHT TO INSTALL, BUILD AND USE PRIVATE ROOF DECKS AND ACCESS STAIRS ABOVE AND TO SERVE THE AFORESAID UNIT 15-PH SOUTH AND 23-PH NORTH AS LIMITED COMMON ELEMENTS, AS PROVIDED BY ARTICLES XVI OF THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0909722089.

Permanent Real Estate Index Number: 17-08-445-027-1023; and 17-08-445-027-1030

Address of Real Estate: 23 North Aberdeen Street, Unit PH-N and GPU-6, Chicago, Illinois 60607

REAL ESTATE TRANSFER TAX

14-Jan-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-08-445-027-1023 | 20200101691683 | 0-217-167-200

REAL ESTATE TRANSFER TAX

14-Jan-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-08-445-027-1023 | 20200101691683 | 1-358-185-312

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

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STATEMENT BY GRANTOR AND GRANTEE

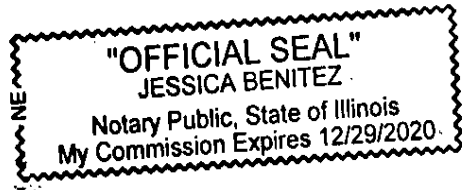
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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 November 25, 2019.

Brion Matus
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 25th day of November, 2019.

Notary Public Jessica Benitez



The Grantee or his/her 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 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 November 25, 2019.

Brion Matus
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 25th day of November, 2019.

Notary Public Jessica Benitez



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.