

UNOFFICIAL COPY

Doc#: 2025439119 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/10/2020 12:02 PM Pg: 1 of 5

Dec ID 20200701641138
ST/CO Stamp 0-619-785-952
City Stamp 1-005-809-376

QUITCLAIM DEED

2015260TLRtc

GRANTOR, STEVE WANG AND SOFIA WANG, TRUSTEES, under THE WANG FAMILY 2015 TRUST dated April 15, 2015 (herein, "Grantor"), whose address is 700 W. Bittersweet Pl., Apt. 109, Chicago, IL 60613, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, STEVE WANG, an unmarried man (herein, "Grantee"), whose address is 700 W. Bittersweet Pl., Apt. 109, Chicago, IL 60613, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 700 W. Bittersweet Pl. Apt. 109,
Chicago, IL 60613

Permanent Index Number: 14-16-307-012-1005

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(F) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

When recorded return to:

~~STEVE WANG
700 W. BITTERSWEET PL. APT. 109
CHICAGO, IL 60613~~

MAIL TO: RAVENSWOOD
TITLE COMPANY, I
401 S. LASALLE ST. #
CHICAGO, IL 60605

Send subsequent tax bills to:

STEVE WANG
700 W BITTERSWEET PL. APT. 109
CHICAGO, IL 60613

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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Dated this 1 day of July, 2020
GRANTOR

The Wang Family 2015 Trust dated April 15, 2015

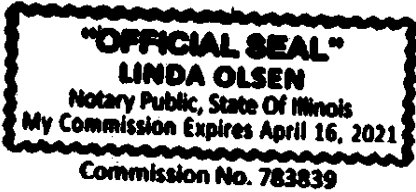
[Signature]
Steve Wang, Trustee

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 7-1-2020, by Steve Wang, Trustee, under The Wang Family 2015 Trust dated April 15, 2015.

[Affix Notary Seal]

Notary signature: [Signature]
Printed name: Linda Olsen
My commission expires: 4-16-21



GRANTOR

The Wang Family 2015 Trust dated April 15, 2015

[Signature]
Sofia Wang, Trustee

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 7-1-2020, by Sofia Wang, Trustee, under The Wang Family 2015 Trust dated April 15, 2015.

[Affix Notary Seal]

Notary signature: [Signature]
Printed name: Linda Olsen
My commission expires: 4-16-21



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EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100



Signature of Buyer/Seller/Representative

7/1/2020

Date

Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

UNIT 109 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 700 BITTERSWEET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25009477, IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal or non-legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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STATEMENT BY GRANTOR AND GRANTEE

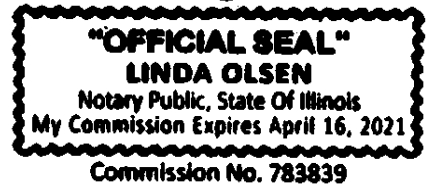
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 7/1/2020

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Steve Wang this 1 day of July 2020 20 .

Notary Public [Signature]



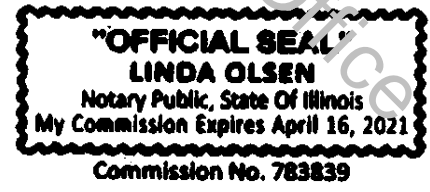
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 7/1/2020

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Steve Wang this 1 day of July 2020 20 .

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)