

UNOFFICIAL COPY

Doc#: 2034538082 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/10/2020 11:33 AM Pg: 1 of 4

Dec ID 20201101651560
ST/CO Stamp 0-384-801-760
City Stamp 0-175-807-456

QUIT CLAIM DEED Illinois Statutory

Property of Cook County Clerk's Office

4/1/1925220022N7

THE GRANTOR(S) Ming Fan ^{single woman} of 2241 Archer Ave. Unit #3 Chicago, IL 60616, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIMS (S) to Yi Feng and Ning Fan ^{* husband and wife}, not as tenants in common, but as joint tenants with the right of survivorship, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit: ^{from 327 West 23rd St Unit A Chicago IL 60616.}

UNIT 327A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ORIENTAL TERRACES CONDOMINIUM NO. 327 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 85251348, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2020 and subsequent years.

Permanent Real Estate Index Number(s): 17-28-212-031-1001
Address(es) of Real Estate: 327 West 23rd Street, Unit A, Chicago, IL 60616

The Property is not Homestead Property as to Grantor.

(Landtrust National Title
120 S. LaSalle St.
Suite 1700
Chicago, IL 60603)

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Dated this 07th day of November, 2020

By [Signature]
Ming Fan

STATE of Illinois, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ming Fan personally known to me to be the same person(s) whose name(s) 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 6th Day of Nov, 2020

[Signature]
Notary Public



Prepared by:
Charles Siragusa
134 N. LaSalle Street Suite 1050
Chicago, IL 60602

Mail to:
Yi Feng and Ning Fan
2241 S. Archer Ave. #3
Chicago, IL 60616

Name and Address of Taxpayer:
Yi Feng and Ning Fan
2241 S. Archer Ave. #3
Chicago, IL 60616

This Deed is exempt from transfer stamps pursuant to 35 ILCS 200/31-45(e)

[Signature] _____ Date 11/6/2020

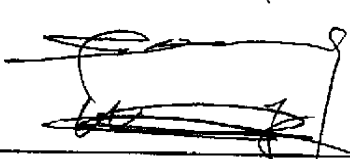
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STATEMENT BY GRANTOR AND GRANTEE

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 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.

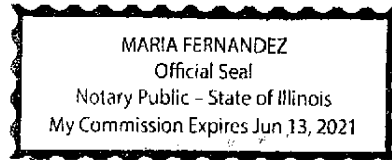
Dated November 6, 2020

Signature: _____



Grantor or Agent
Maria Fernandez


Subscribed and sworn to before me Maria Fernandez
By the said Maria Fernandez Mingfan
This 6 day of Nov, 2020
Notary Public _____



The **grantee** 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 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.

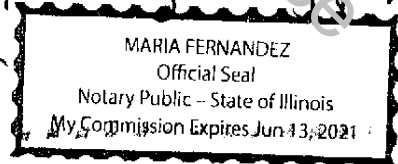
Date November 6, 2020

Signature: _____



Grantee or Agent
Yi Feng Mingfan


Subscribed and sworn to before me Maria Fernandez
By the said Maria Fernandez Yi Feng Mingfan
This 6 day of Nov, 2020
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.)

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REAL ESTATE TRANSFER TAX		13-Nov-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-28-212-031-1001 20201101651560 0-175-807-456		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		13-Nov-2020
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-28-212-031-1001 20201101651560 0-384-801-760		

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