

UNOFFICIAL COPY

Doc#: 2101206331 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2021 03:45 PM Pg: 1 of 7

Dec ID 20201201685981
ST/CO Stamp 1-473-279-968
City Stamp 2-145-105-888

Prepared By:
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Wei Yang and Jackie Diane Yang, 1241 West Fletcher St F, Chicago, IL 60657

Return to: Westcor Land Title Insurance Company, 600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-IL-RF-612575

Permanent Real Estate Index Number: 14-29-107-036-1021

QUITCLAIM DEED

WEI YANG, now a married man and JACKIE DIANE YANG, now a married woman, whose mailing address is 1241 West Fletcher St. F, Chicago, IL 60657, (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, docs hereby CONVEY and QUITCLAIM unto WEI YANG and JACKIE DIANE YANG, husband and wife, not as joint tenants or tenants in common but by tenants by the entireties, whose address is 1241 West Fletcher St F, Chicago, IL 60657, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Unit 1241-"F" in the Condominium Townhouses of Sweeterville South as delineated on Plat of Survey of the following described Parcel of Real Estate: Lots 333 to 345, both inclusive, in John P. Altgeld's Subdivision of Blocks 1, 2, 3, 4 and 7 and the North 1/2 of Block 6 in the Subdivision of that part lying Northeasterly of the center line of Lincoln Avenue of the Northwest 1/4 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit 'D' to the Declaration of Condominium recorded as document 88008215, together with its undivided percentage interest in the common elements.

BEING the same which Jason W. Smith, married to Emily Smith, of the City of Chicago, County of Cook, State of Illinois by Deed dated March 2, 2016 and recorded March 17, 2016 in the Office of the County Recorder for the County of Cook, State of Illinois in Instrument No. 1607750004 conveyed unto Wei Yang and Jackie Diane Williams, both single persons.

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Property Address: 1241 West Fletcher St F, Chicago, IL 60657

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 24 day October, 2020.

Wei Yang (Seal)
WEI YANG

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, WEI YANG, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of Oct 24, 2020.

Marcus Seals
Notary Public
My Commission expires:



Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 24 day
October, 2020.

Jackie Diane Yang (Seal)
JACKIE DIANE YANG

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT JACKIE DIANE YANG, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of Oct 24, 2020.

Notary Public
My Commission expires:



PROPERTY OF COOK COUNTY Clerk's Office

UNOFFICIAL COPY

This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 31.45, Property Tax Code.

Date: **10/24/2020**

Signature of Grantor:



WEI YANG



JACKIE DIANE YANG

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 11-Dec-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 11-Dec-2020

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00



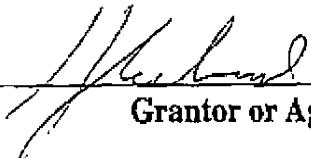
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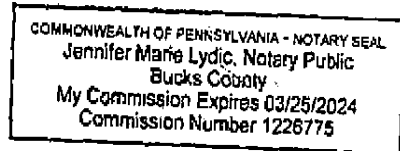
STATEMENT BY GRANTOR AND GRANTEE

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 December 3rd, 2020

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 3 day of DEC, 2020
Notary Public _____

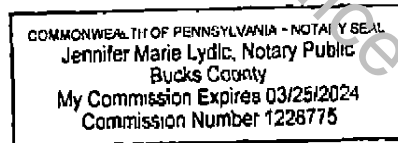


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 3rd, 2020

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 3 day of DEC, 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.)