

UNOFFICIAL COPY



Doc# 2105447005 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/23/2021 09:25 AM PG: 1 OF 4

Prepared By

Hazel Fong
679 18th Avenue
San Francisco, California
94121

After Recording Return To

Hazel Fong
679 18th Avenue
San Francisco, California
94121

Space Above This Line for Recorder's Use

ILLINOIS QUIT CLAIM DEED

State of Illinois

Cook County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Emmanuel Dumalig and Angela Dumalig, a married couple, residing at 463 12th Avenue, San Francisco, California, 94118.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Hazel Fong and Albert Fong, a married couple, residing at 679 18th Avenue, San Francisco, California, 94121 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois, to-wit:

1400 S. Michigan Ave

Unit 809 and P-362 Together with its undivided percentage interest in the common elements in Michigan Ave Tower II Condominium as delineated and defined in the declaration of Condominium ownership and of easements, restrictions and covenants for Michigan Ave Tower II Condominium recorded as document 0823418029 in the Northwest Fractional 1/4 of

UNOFFICIAL COPY


Section 22, Township 39 North, Range 14, east of he 3rd Principal Meridian, in Cook County, Illinois. Parcel 17-22-107-080-1318; Parcel 17-22-107-080-1427

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Exempt under 35 ILCS 200/31-45 paragraph e
Section 31-45; Real Estate Transfer Tax Act



Grantor's Signature  Date October 22 2020
Print Name: Emmanuel Dimalig
Address: 463 12th Avenue, San Francisco, California, 94118

Grantor's Signature  Date October 22 2020
Print Name: Angela Dimalig
Address: 463 12th Avenue, San Francisco, California, 94118

REAL ESTATE TRANSFER TAX		23-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-107-080-1427 | 20210201646404 | 0-295-001-104

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

REAL ESTATE TRANSFER TAX		23-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-22-107-080-1427 | 20210201646404 | 1-511-021-584

UNOFFICIAL COPY CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Francisco }

On Oct. 22, 2020 before me, Scot Brodie, Notary
(Here insert name and title of the officer)

personally appeared Emmanuel A. Punalig and Angela Punalig, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Scot Brodie
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Ill. Quit Claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

GRANTOR/GRANTEE AFFIDAVIT - STATEMENT BY GRANTOR AND GRANTEE

UNOFFICIAL COPY AS REQUIRED BY 56 ILCS 5/3-5020 (from Ch. 34, par. 1-502)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 1 | 23 | 2021

SIGNATURE: [Signature] GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

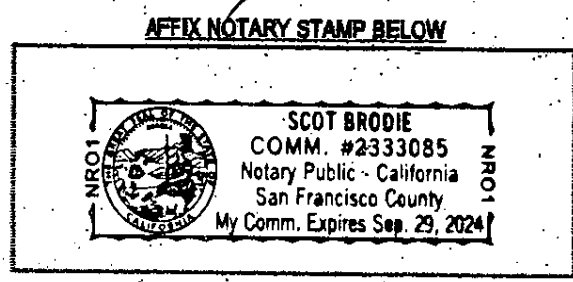
Subscribed and sworn to before me, Name of Notary Public:

[Signature] Scot Brodie

By the said (Name of Grantor): Emmanuel - Angela Dumalig

On this date of: 1 | 23 | 2021

NOTARY SIGNATURE: [Signature] STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 1 | 23 | 2021

SIGNATURE: [Signature] GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

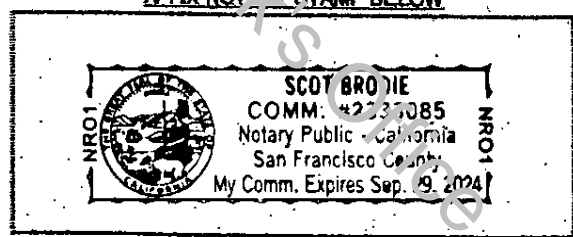
Subscribed and sworn to before me, Name of Notary Public:

[Signature] Scot Brodie

By the said (Name of Grantee): Hazel + Albert Fong

On this date of: 1 | 23 | 2021

NOTARY SIGNATURE: [Signature] STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO



CRIMINAL LIABILITY NOTICE Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)