

# UNOFFICIAL COPY



## QUIT CLAIM DEED

Doc# 2107122041 Fee \$88.00

THE GRANTOR PAUL T. CHAN, a single man, of the County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEYS AND QUITCLAIMS to:

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/12/2021 03:22 PM PG: 1 OF 3

PAUL T. CHAN, a single man, and GIA MINH CHAN, a married man,

As JOINT TENANTS, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

COMMONLY KNOWN AS 2138-3R SOUTH CHINA PLACE, CHICAGO, IL 60616

P.I.N. 17-21-433-037-1012

hereby releasing and waiving all rights, if any, under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 11<sup>th</sup> day of March, 2021

*Paul T. Chan*

PAUL T. CHAN

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. e & Cook County Ord. 93-0-27 par. e

Date 3/11/2021 Sign *Paul T. Chan*

REAL ESTATE TRANSFER TAX		12-Mar-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-21-433-037-1012 | 20210301664820 | 0-080-661-008

REAL ESTATE TRANSFER TAX		12-Mar-2021
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

17-21-433-037-1012 | 20210301664820 | 1-315-303-952

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

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT PAUL T. CHAN, a single man, is/are personally known to me to be the same person(s) whose name(s) is/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 11<sup>th</sup> day of March, 2021.



*[Signature]*  
NOTARY PUBLIC

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## LEGAL DESCRIPTION

UNIT NO. 2138-3R IN THE RICHVIEW SANTA FE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN RICHVIEW SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98669013, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS SET FORTH IN DECLARATION OF PARKSHORE COMMON I MASTER COMMON AREA ASSOCIATION RECORDED AS DOCUMENT NUMBER 98669013.

COMMONLY KNOWN AS 2138-3R SOUTH CHINA PLACE, CHICAGO, IL 60616

P.I.N. 17-21-433-037-1012

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### 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: 3 | 11 | 2021

SIGNATURE: Paul Tran Chan  
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:

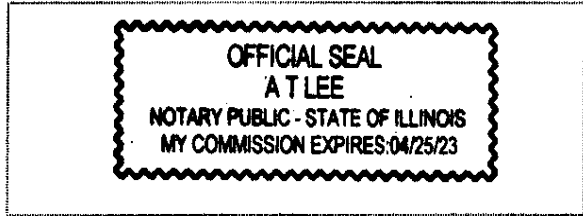
A.T. Lee

By the said (Name of Grantor): PAUL TRAN CHAN

On this date of: 3 | 11 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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: 3 | 11 | 2021

SIGNATURE: Paul Tran Chan  
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:

A.T. Lee

By the said (Name of Grantee): PAUL TRAN CHAN

On this date of: 3 | 11 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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)**)