UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTORS, YING CAI RUAN, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEYS AND QUITCLAIMS to:

3256 S. HOYNE LLC, an Illinois Limited Liability Company

In FEE SIMPLE, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LECAL DESCRIPTION

P.I.N. 17-31-108-025-0000, 27-31-108-026-0000, & 17-31-128-027-0000

COMMONLY KNOWN AS 3256 38 SOUTH HOYNE AVENUE, CHICAGO, IL 60608

THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTOR

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

Dated this the day of MARCH, 2021

Doc# 2107819018 Fee \$88.00

DATE: 03/19/2021 10:20 AM PG: 1 OF 3

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

YING CAI RUAN

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

Date 2/4/2/ Sign

COUNTY OF COOK

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX 19-Mar-2021
COUNTY: 0.00

REAL ESTATE TRANSFER TAX		19-Mar-2021
	CHICAGO:	0.00
	CCTA:	0.00
	TOTAL.	0.00 *
17-31-108-025-0000	20210301664034	1-521-297-936

* Total does not include any applicable penalty or interest due

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT YING CAI RUAN, a married man, is 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 signed, sealed and delivered the said instrument as his 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 5 day of Waich, 2021.

OFFICIAL SEAL NICOLE TAM Notary Public - State of Illinois My Commission Expires 11/22/2021

NOTARY PUBLIC

Prepared by and Mail to: Philip Chow, Attorney at Law, 2323 S. Wentworth Avenue, Chicago, IL 60616

Send Subsequent Tax Bills to: 3256 S. Hoyne LLC, 3251 S. Hamilton, Chicago, IL 60608

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LEGAL DESCRIPTION:

LOTS 23, 24, AND 25 IN H.H. WALKER'S SUBDIVISION OF THE EAST ½ OF BLOCK 16 SOUTH OF THE ALLEY OF S. J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE CANAL OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF THAT PART SOUTH OF THE CANAL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 17-31-108-025-0000, 17-31-108-026-0000, & 17-31-108-027-0000

ALAS 32.

COOK COUNTY CLERK'S OFFICE COMMONLY KNOWN AS 3256-58 SOUTH HOYNE AVENUE, CHICAGO, IL 60608

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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: March 5 , 2021	SIGNATURE: GRANTOR OF AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by the Subscribed and sworn to before me, Name of Notary Public:	V
By the said (Name of Grand), Ying Cai Ruan	AFFIX NOTARY STAMP BELOW
On this date of: March 5 , 20 d (OFFICIAL SEAL NICOLE TAM Notary Public - State of Illinois My Commission Expires 11/22/2021
0/	

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 Wincia, 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: March 5 1,20 21

SIGNATURE:

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:

By the said (Name of Grantee):

AFFIX NOTARY STAME BELOW

On this date of: March

OFFICIAL SEAL NICOLE TAM

NOTARY SIGNATURE:

Notary Public - State of Illinois My Commission Expires 11/22/2021

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)

rev. on 10.17.2016