

# UNOFFICIAL COPY

QUIT CLAIM DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#. 2108220083 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2021 09:20 AM Pg: 1 of 4

Dec ID 20210201646231  
ST/CO Stamp 1-501-004-304  
City Stamp 1-852-275-728

Preparer File: 1555 West School 3C Chicago

THE GRANTOR(S) ZHIMIN ZOU, married to Li Yang of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to ZHIMIN ZOU and LI YANG, husband and wife, as Tenants by the Entirety, NOT as joint tenants with right of survivorship, not as tenants in common of 1555 West School Street Unit 3C Chicago of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways; General taxes for the year 2020 and subsequent years.

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

Permanent Real Estate Index Number(s): 14-20-324-048-1009

Address: 1555 West School Street Unit 3C Chicago IL 60657

Dated this 17th day of February, 20 21

By: [Signature]  
ZHIMIN ZOU

EXEMPT FROM TAXATION UNDER THE PROVISIONS  
OF PARAGRAPH SECTION OF THE ILLINOIS REAL  
ESTATE TRANSFER TAX ACT AND PARAGRAPH E  
SECTION OF THE COOK COUNTY TRANSFER TAX  
ORDINANCE AND THE CITY OF CHICAGO 200.12B6

03/17/2021 [Signature]  
Date Buyer, Seller or Representative



First American  
Title Insurance Company

Quit Claim Deed - Individual

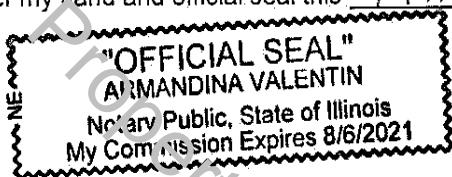
**Chicago Title 21003180WC AV 1 of 2**

## UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ZHIMIN ZOU, 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 17th day of FEBRUARY, 2021.



Armandina Valentin  
Notary Public

Exempt under provisions of paragraph \_\_\_\_\_ e \_\_\_\_\_ Section 31-45, real estate transfer tax law.

Dated: 02/17/2021

Signature of Buyer, Seller, or Representative \_\_\_\_\_

Prepared by:  
Wheeler & Wheeler  
P.O.Box 247  
Westmont, IL 60559

Mail to:  
Zhimin Zou  
1555 West School Street  
Unit 3C  
Chicago IL 60657

Name and Address of Taxpayer:  
Zhimin Zou  
1555 West School Street  
Unit 3C  
Chicago IL 60657



First American  
Title Insurance Company

Quit Claim Deed - Individual

# UNOFFICIAL COPY

## 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 02/17/2021

Signature: *Armandina Valentin*

Grantor or Agent

Subscribed and sworn to before me

by the said Armandina Valentin

dated 02/17/2021

Notary Public *Nancy M. Wasily*

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.

Dated 02/17/2021

Signature: *Armandina Valentin*

Grantee or Agent

Subscribed and sworn to before me

by the said Armandina Valentin

dated 02-17-2021

Notary Public *Nancy M. Wasily*

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**

# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

### PARCEL 1:

UNIT NUMBER 3C IN THE SCHOOL STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 20 IN KEMNITZ AND WOLFF'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT 10564761); ALSO LOTS 1, 2 AND 3 IN THE RESUBDIVISION OF LOTS 21 TO 29 IN KEMNITZ AND WOLFF'S SUBDIVISION, AFORESAID, ALL IN COOK COUNTY ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010037546 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-18. A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO EXHIBIT "A" OF THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

PIN: 14-20-324-048-1009

1555 West School Street, Unit 3C, Chicago IL 60657



First American  
Title Insurance Company

Quit Claim Deed - Individual