

# UNOFFICIAL COPY

## QUIT CLAIM DEED Statutory (ILLINOIS)

Doc#: 2112308140 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/03/2021 11:55 AM Pg: 1 of 4

Dec ID 20210201632317  
ST/CO Stamp 0-941-098-512  
City Stamp 0-962-379-280

(Above Space for Recorder's Use Only)

THE GRANTOR(S) YAN XU, divorced and not since remarried, of Shanghai China, for the consideration of TEN DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S) to

XIAO HAN, a single person, 130 N. Garland Ct.- Unit 2708; Chicago, IL 60602

All right, title and interest in the following described Real Estate situated in Cook County, Illinois, legally described as:

See Legal Description Attached

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): 17-10-309-015-1569 and 17-10-309-015-1812

Address(es) of Real Estate: 130 N. Garland Ct, Unit 2708; Chicago, IL 60602

Dated this 29th day of January, 2021

YAN XU (Seal)  
YAN XU

REAL ESTATE TRANSFER TAX		28-Apr-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-309-015-1569 | 20210201632317 | 0-941-098-512

REAL ESTATE TRANSFER TAX		28-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-309-015-1569 | 20210201632317 | 0-962-379-280

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

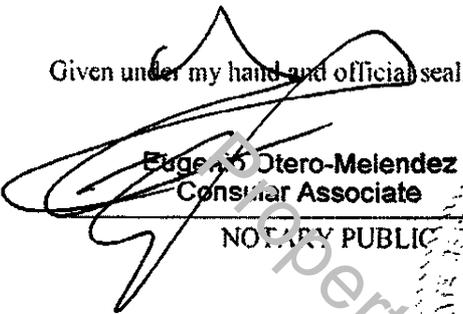
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People's Republic of China  
Municipality of Shanghai ) s.s.  
Consulate General of the )  
Unites States of America )

State of ~~Illinois~~, County of \_\_\_\_\_ ss, I, the undersigned, a Notary Public  
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
YAN XU, ~~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 she signed, sealed and delivered the said instrument as  
her 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 29th day of January, 2021

  
Eugenio Otero-Melendez  
Consular Associate  
NOTARY PUBLIC



This instrument was prepared by: Attorney Timothy J. Crowley, 1025 Ogden Avenue, Ste. 207, Lisle, IL 60532

**MAIL TO:**

Timothy Crowley  
Attorney at Law  
1025 Ogden Ave. #207  
Lisle, IL 60532

**SEND SUBSEQUENT TAX BILLS TO:**

Xiao Han  
130 N. Garland Ct.  
Apt Unit 2708  
Chicago, IL 60602

EXEMPT UNDER PROVISIONS OF PARAGRAPHS (e).  
SECTION 305/4 REAL ESTATE TRANSFER ACT.

  
\_\_\_\_\_  
Seller or Representative

Dated: 1/29/2021

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## Legal Description

PARCEL 1: Unit 2708 and Parking Space Unit 6-89 together with the exclusive right to use of the Limited Common Element Storage Space Numbered S807-29 in the Heritage at Millenium Park Condominium as delineated and defined on the Plat of Survey of the following described parcels of real estate: Part of lots 1 to 6, inclusive, in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded December 16, 2004 as Document Number 0435103109, as amended from time to time, together with their undivided percentage interest in the common elements.

PARCEL 2: Easement appurtenant for the benefit of Parcel 1, as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded December 16, 2004 as Document Number 0435103107 for ingress and egress, for maintenance, structural support, use of facilities, encroachments, common walls, utilities and permanent canopy over the land described herein, (said land commonly referred to as the retail parcel).

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## STATEMENT BY GRANTOR AND GRANTEE

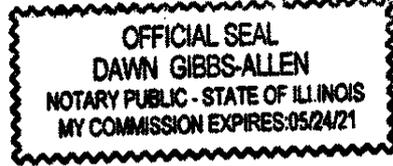
The grantor or his/her agent affirms that, to the best of his/her knowledge and belief, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1.29, 2021

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said undressy this 29 day of Jan, 2021

Notary Public \_\_\_\_\_



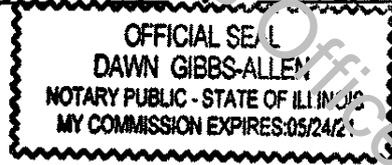
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1.29, 2021

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said undressy this 29 day of Jan, 2021

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)