

9

UNOFFICIAL COPY



Doc# 2113245008 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 05/12/2021 09:25 AM PG: 1 OF 4

This instrument was prepared by:

Wallace K. Moy
53 W. Jackson Blvd., Suite 1564
Chicago, Illinois 60604

Return document to:

Wallace K. Moy
53 W. Jackson Blvd., Suite 1564
Chicago, Illinois 60604

Sent subsequent tax bill to:

2825 S Union Ave, LLC
805 Hartfield Avenue
Mishawaka, IN 46544

QUIT CLAIM DEED

2100 34536
100 200 200

THE GRANTOR, CHAU CHUN KWOK, a married person and ZHENG GUO, a married person, of City of Mishawaka, County of St. Joseph, State of Indiana for the consideration of Ten (\$10.00) DOLLARS, in hand paid, CONVEY AND QUIT CLAIM to 2825 S UNION AVE, LLC., a limited liability company organized and existing under and by the virtue of the laws of the State of Illinois having its principal office at 2825 S. Union Avenue, Apt 1st Front, Chicago, Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

LOT 38 IN BLOCK 2 IN THOMAS S. DOBBIN'S SUBDIVISION OF THE SOUTH ¼ OF THE EAST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This is not a homestead property.

P.I.N.: 17-28-311-011-0000

Commonly known as 2825 S. Union Avenue, Chicago, Illinois 60616

S ✓
P ✓
S ✓
SC ✓
INT ✓

Hereby releasing and waiving all rights and by virtue of the Homestead Exception Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

REAL ESTATE TRANSFER TAX		19-Mar-2021		REAL ESTATE TRANSFER TAX		19-Mar-2021	
	CHICAGO:	0.00			COUNTY:	0.00	
	CTA:	0.00			ILLINOIS:	0.00	
	TOTAL:	0.00			TOTAL:	0.00	
17-28-311-011-0000 20210301671556 1-077-725-712				17-28-311-011-0000 20210301671556 0-669-307-408			

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

UNOFFICIAL COPY

Quit Claim Deed
January 8, 2021
Page 2 of 3

State of Indiana)
) ss
County of St. Joseph)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Zheng Guo, a married man, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 6th day of January, 2021.

George P. ... expires 6-29-2022
NOTARY PUBLIC

THIS RECORDING IS EXEMPT UNDER REAL ESTATE TAX LAW 35 ILCS 200/31-45
SUB PAR E AND COOK COUNTY ORD. 93-0-27 PAR E.

Dated: January 6, 2021


[Signature]

Chau Chun Kwok

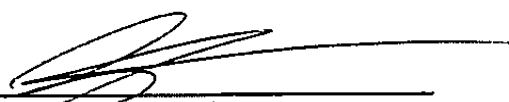
UNOFFICIAL COPY

Quit Claim Deed
January 8, 2021
Page 2 of 3

Dated this 8th day of January, 2021



CHAU CHUN KWOK



ZHENG GUO

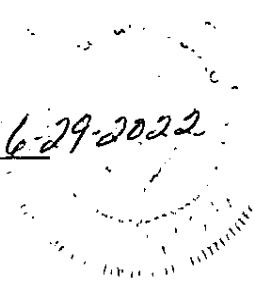
State of Indiana)
) ss
County of St. Joseph)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Chau Chun Kwok, a married woman, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 6th day of January, 2021.



NOTARY PUBLIC



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: January 8, 2021

Signature: _____

Chau Chun Kwok

Subscribed and sworn to before me
by said Grantor
dated: January 6, 2021

Notary Public _____

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 1-6-2021

Signature: _____

Chau Chun Kwok

Subscribed and sworn to before me
by the said Grantee
dated: January 6, 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 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.