

# UNOFFICIAL COPY



**PREPARED BY:**  
LARRY A. WHITNEY, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
2805 CROW VALLEY TRAIL  
PLANO, TX 75023

Doc# 2115419065 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/03/2021 03:11 PM PG: 1 OF 4

**RECORDATION REQUESTED BY:**  
ANDREW J. MUMFORD  
JENNIFER TANG MUMFORD  
124 SEA LILY LANE  
PONTE VEDRA BEACH, FL 32082

FOR RECORDER'S USE ONLY

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by first party **JENNIFER TANG MUMFORD, FORMERLY KNOWN AS JENNIFER TANG, MARRIED TO ANDREW J. MUMFORD, AND DAVID T. TANG, A MARRIED PERSON, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY**, to second party, **ANDREW J. MUMFORD AND JENNIFER TANG MUMFORD, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, of 124 SEA LILY LANE, PONTE VEDRA BEACH, FL 32082.



WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:


**UNIT C-150 IN THE POINTE AT LINCOLN PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**PARTS OF BLOCKS 29 AND 30 IN CANAL TRUSTEES SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94849915, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.**

APN: 14-33-132-045-1148

PROPERTY ADDRESS: 2020 NORTH LINCOLN AVE UNIT E, CHICAGO, IL 60614

REAL ESTATE TRANSFER TAX		03-Jun-2021	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
14-33-132-045-1148   20210501635823   1-424-144-656			

REAL ESTATE TRANSFER TAX		03-Jun-2021	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
14-33-132-045-1148   20210501635823   0-163-150-096			

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

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David Tang hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

**EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E**

## SIGNED AND DATED IN COUNTERPART

(Signature of buyer, seller, or representative)

(Date)

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

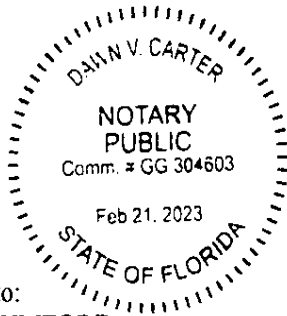
X *J. Mumford*  
**JENNIFER TANG MUMFORD**  
**F/K/A JENNIFER TANG**

**SIGNED IN COUNTERPART**  
**DAVID T. TANG**

STATE OF Florida ILLINOIS  
COUNTY OF St. Johns CO., SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **JENNIFER TANG MUMFORD, F/K/A JENNIFER TANG**, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, 3-29, 2021.

(seal)



*[Signature]*  
Notary Public  
My Commission Expires 2-21-2023

Send Tax Bills to:  
ANDREW J. MUMFORD  
JENNIFER TANG MUMFORD  
124 SEA LILY LANE  
PONTE VEDRA BEACH, FL 32082

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

# UNOFFICIAL COPY

**David Tang** hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

**EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E**

X *John Swedel* \_\_\_\_\_ 3/9/2021  
(Signature of buyer, seller, or representative) (Date)

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

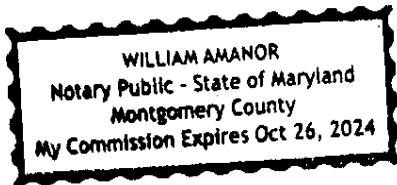
**SIGNED IN COUNTERPART**  
**JENNIFER TANG MUMFORD**  
**F/K/A JENNIFER TANG**

X *David T. Tang* \_\_\_\_\_  
**DAVID T. TANG**

STATE OF ILLINOIS )  
) ss.  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **DAVID T. TANG**, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, 9<sup>th</sup> MARCH, 2021.

(seal)



*William Amanor*  
Notary Public  
My Commission Expires: 10-26-2024

Send Tax Bills to:  
ANDREW J. MUMFORD  
JENNIFER TANG MUMFORD  
124 SEA LILY LANE  
PONTE VEDRA BEACH, FL 32082

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

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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 1 29 1, 2021

SIGNATURE: Melody Olimira  
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: Julia Surdel

By the said (Name of Grantor): Jennifer Tang Mumford &/k/a Jennifer Tang Daniel Tang AFFIX NOTARY STAMP BELOW

On this date of: 3 1 29 1, 2021

NOTARY SIGNATURE: Julia Surdel

Julia Surdel  
Notary Public, State of Rhode Island  
Commission Expires August 31, 2024

### 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 1 29 1, 2021

SIGNATURE: Melody Olimira  
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: Julia Surdel

By the said (Name of Grantee): Jennifer Tang Mumford AFFIX NOTARY STAMP BELOW

On this date of: 3 1 29 1, 2021

NOTARY SIGNATURE: Julia Surdel

Julia Surdel  
Notary Public, State of Rhode Island  
My Commission Expires August 31, 2024

**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)