

UNOFFICIAL COPY

Doc#: 2116204238 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/11/2021 09:12 AM Pg: 1 of 5

AFTER RECORDING MAIL TO:

Michael H. Wasserman, PC
105 W Madison Street
Suite 401
Chicago, IL 60602

Dec ID 20210501644306

City Stamp 1-198-258-448

SEND SUBSEQUENT TAX BILLS TO:

Sharon Shi
2152 N Lakewood Ave
Chicago, IL 60614

Above Space for Recorder's Use Only

QUIT CLAIM DEED

Statutory (ILLINOIS)
General

THE GRANTORS, **Ping Han (aka Peter Han) & XIAOMING SHI (aka Sharon Shi)**, married to each other, of the City of Chicago, County of Cook, State of IL, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, **Convey & Quit Claim to XIAOMING SHI (aka Sharon Shi) GRANTEE**, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

LEGAL DESCRIPTION

THAT PART OF SUB-BLOCK 11 AND VACATED ALLEYS IN THE SUBDIVISION OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (TAKEN AS A TRACT) DESCRIBED AS FOLLOWS: THE EAST 57.50 FEET OF SAID TRACT LYING BETWEEN TWO PARALLEL LINES THAT ARE DRAWN AT RIGHT ANGLES TO THE EAST LINE THEREOF,

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Permanent Index Number(s): 14-32-125-030-0000

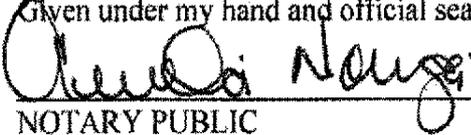
Property Address: 2152 North Lakewood Avenue, Chicago, IL 60614

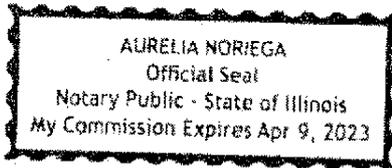
IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 20th day of Oct 20 2020.


 XIAOMING SHI (a/k/a Sharon Shi)

STATE OF IL)
) SS
 COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, Xiaoming Shi, 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.

Given under my hand and official seal, this 20 day of OCT 2020

 NOTARY PUBLIC Commission expires: Apr 9, 2023

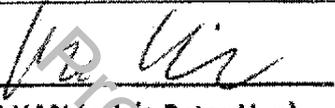


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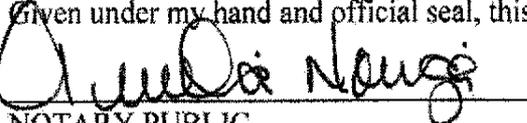
IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 20th day of Oct ~~21~~ 2020.



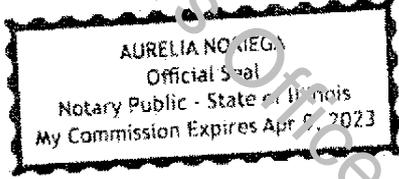
 PING HAN (a/k/a Peter Han)

STATE OF IL)
) SS
 COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, Ping Han, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of Oct 2020

 NOTARY PUBLIC Commission expires: APR 9, 2023

This instrument was prepared by:
 Law Office of Michael H. Wasserman, P.C.
 105 West Madison Street, Suite 401
 Chicago, Illinois 60602
 (312) 726-1512
www.mhwasserman.com



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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX 07-Jun-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-32-125-030-0000 | 20210501644306 | 1-198-258-448

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

Exempt: 35 ILCS 200/31-45 E

Date: 6-7-2021

Signed: [Signature]

Property of Cook County Clerk's Office

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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: 5/25/2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

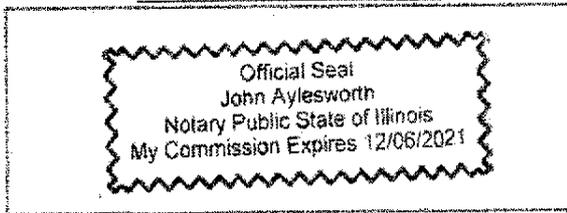
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Michael Wasserman

On this date of: 5/25/2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 5/25/2021

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

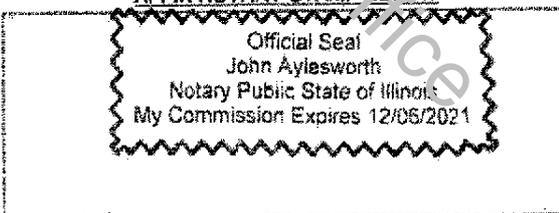
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Michael Wasserman

On this date of: 5/25/2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)