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QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2118206078 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/01/2021 11:40 AM Pg: 1 of 4

Dec ID 20210501630063
ST/CO Stamp 1-644-949-776

THE GRANTOR, Feida Realty, LLC, a Colorado limited liability company created and existing under and by virtue of the laws of the State of Colorado and duly authorized to transact business in the State of Colorado, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to FEI DONG and KAN CHIU, husband and wife, as JOINT TENANTS with right of survivorship, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

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

SUBJECT TO:

General real estate taxes not due and payable, any special assessments not yet due and payable; building, building line and use or occupancy restrictions; conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders and drainage pipe or other conduit and all other matters of record affecting the property.

Permanent Real Estate Index Number: 10-21-210-020-0000

Address of Real Estate: 4851 Crain St, Skokie, Illinois 60077



Dated this 4th day of May, 2021.

FIDELITY NATIONAL TITLE 14 21008446

1092
By: _____

Feida Realty, LLC
a Colorado limited liability company

Fei Dong, its Manager

REAL ESTATE TRANSFER TAX		12-May-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

10-21-210-020-0000 | 20210501630063 | 1-644-949-776

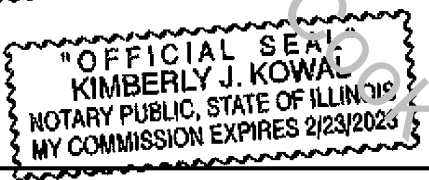
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STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Fei Dong, the Manager and Authorized Signatory of Feida Realty, LLC, a Colorado limited liability company (the "Company"), 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of the Company 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 4 day of May, 2021.

Kimberly J. Koval
(Notary Public)



Exempt under provisions of Paragraph (e)
Section 31 - 45, Property Tax Code.

Date: 5/4, 2021

[Signature]
Signature of Buyer, Seller or Representative

Prepared By: Kristen Duffy, Esq.
Duffy Law, LLC
130 N Garland Ct #4702
Chicago, IL 60602

Mail To: Fei Dong

Name & Address of Taxpayer:
226 Sunset Dr
Wilmette, IL 60091


VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN: <u>10-21-210-020-0000</u>	
ADDRESS: <u>4851 Crain</u>	
<u>16411</u>	<u>5/6/21</u> \$ <u>25.00</u>
	<u>SL</u>

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STATEMENT BY GRANTOR AND GRANTEE

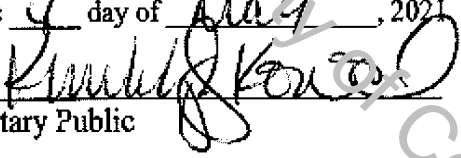
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

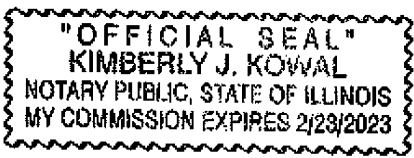
Dated: 5/4, 2021

Signature of Grantor or Agent: 

Subscribed and sworn to before me by the said **Fei Dong**

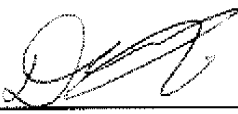
this 4 day of May, 2021


Notary Public



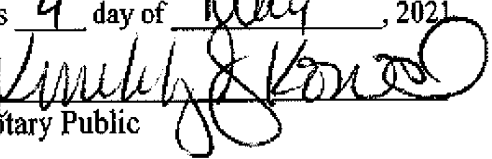
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 5/4, 2021

Signature of Grantee or Agent: 

Subscribed and sworn to before me by the said **Fei Dong**

this 4 day of May, 2021


Notary Public



Note: Any person who knowingly submits a false statement concerning the identify 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.]

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LEGAL DESCRIPTION

For the Premises Commonly Known As
4851 Crain St, Skokie, Illinois 60077 (PIN 10-21-210-020-0000)

PARCEL 1:

THE EASTERLY 46.50 FEET AS MEASURED ALONG THE SOUTHERLY LINE OF LOTS 1 AND 2, TAKEN AS A TRACT, IN BLOCK 2 IN A.A. LEWIS DEMPSTER TERMINAL SQUARE SUBDIVISION, BEING A PART OF LOT 3 IN ASSESSOR'S DIVISION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS MADE BY SADIN BUILDERS, INC., A CORPORATION OF ILLINOIS, DATED DECEMBER 18, 1957 AND RECORDED JANUARY 25, 1958 AS DOCUMENT NO. 17101024, AND AS CREATED BY DEED FROM SADIN BUILDERS, INC. TO MAX KOLPAS AND ELAINE KOLPAS, HIS WIFE, IN JOINT TENANCY DATED APRIL 30, 1958 AND RECORDED JUNE 5, 1958 AS DOCUMENT NO. 17226013. A) FOR BENEFIT OF PARCEL 1, AFORESAID, FOR INGRESS AND EGRESS AND PARKING, OVER, ACROSS AND UPON THE SOUTHERLY 5 FEET OF LOT 2, BLOCK 2, IN A. A. LEWIS DEMPSTER TERMINAL SQUARE SUBDIVISION AFORESAID (EXCEPT THE PART FALLING IN PARCEL 1 AFORESAID) B) FOR BENEFIT OF PARCEL 1, AFORESAID, FOR INGRESS AND EGRESS AND PARKING, OVER, ACROSS AND UPON THE SOUTHERLY 9.93 FEET OF THE WESTERLY 16 FEET AS MEASURED ALONG THE SOUTHERLY LINE OF LOTS 1 AND 2, TAKEN AS A TRACT, IN BLOCK 2 IN A.A. LEWIS DEMPSTER TERMINAL SQUARE SUBDIVISION, AFORESAID, IN COOK COUNTY, ILLINOIS