

# UNOFFICIAL COPY

## QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2118206080 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/01/2021 11:46 AM Pg: 1 of 4

Dec ID 20210501630053  
ST/CO Stamp 0-091-359-504

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 drain tile, pipe or other conduit and all other matters of record affecting the property.

**Permanent Real Estate Index Number:** 10-16-419-028-0000

**Address of Real Estate:** 5021 Suffield Ct, Unit D, Skokie, Illinois 60077

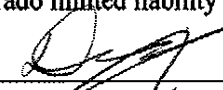
Dated this 4<sup>th</sup> day of May, 2021.

**FEDERALITY NATIONAL TITLE**

CH 21008426

1 of 2 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

10-16-419-028-0000

| 20210501630053 | 0-091-359-504

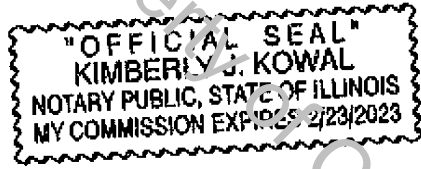
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STATE OF IL, COUNTY OF Cook ss.

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 4th day of May, 2021.

Kimberly J. Kowal (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  
226 Sunset Drive  
Wilmette, IL 60091

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

VILLAGE OF SKOKIE		
ECONOMIC DEVELOPMENT TAX		
PIN:	<u>10-16-419-028-0000</u>	
ADDRESS:	<u>5021 Suffield Ct D</u>	
16412	<u>5/6/21</u>	<u>\$25<sup>00</sup></u>
		<u>SL</u>

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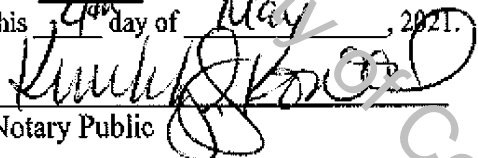
## STATEMENT BY GRANTOR AND GRANTEE

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: 

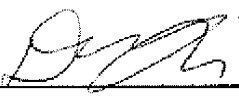
Subscribed and sworn to before me by the said **Fei Dong** this 4<sup>th</sup> day of May, 2021.

  
Notary Public

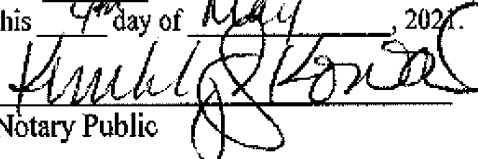


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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<sup>th</sup> 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  
5021 Suffield Ct, Unit D, Skokie, Illinois 60077 (PIN 10-16-419-028-0000)

PARCEL 1:

PARCEL A:

THAT PART OF THE NORTH 101.89 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) OF THE EAST 6 FEET OF LOT 13, ALL OF LOT 14 AND THE WEST 12 FEET OF LOT 15 TAKEN AS A TRACT, LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID TRACT WHICH IS 51.31 FEET SOUTH OF THE NORTH EAST CORNER THEREOF TO A POINT IN THE WEST LINE OF SAID TRACT WHICH IS 51.30 FEET SOUTH OF THE NORTH WEST CORNER OF SAID TRACT (EXCEPT THE NORTH 19.50 FEET AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) IN BLOCK 20 IN THE BRONX, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL B:

THE EAST 6 FEET OF LOT 13, ALL OF LOT 14 AND THE WEST 12 FEET OF LOT 15 TAKEN AS A TRACT (EXCEPT THE WEST 35 FEET OF SAID TRACT LYING SOUTH OF THE NORTH 101.89 FEET THEREOF AS MEASURED ALONG THE EAST AND WEST LINES OF SAID TRACT, IN BLOCK 20 IN THE BRONX, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL C:

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID AS SET FORTH IN THE DECLARATION MADE BY THE COSMOPOLITAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE, DATED DECEMBER 26, 1957 AND RECORDED DECEMBER 27, 1957 AS DOCUMENT 17097713 AND AS CREATED BY DEED TO SAM BERGER AND FLORENCE BERGER, HIS WIFE DATED JANUARY 2, 1958 AND RECORDED MARCH 5, 1958 AS DOCUMENT 17148203.

PARCEL 2:

PARCEL A:

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 B:

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.