

UNOFFICIAL COPY

Doc#: 2121712233 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/05/2021 12:49 PM Pg: 1 of 6

Dec ID 20210801627697
ST/CO Stamp 1-867-602-704
City Stamp 0-465-857-296

Prepared By:
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to:
Wang Leong Lau and Cyndi Xie, 2600 South Union Avenue, Chicago, Illinois 60616

Return to: Westcor Land Title Insurance Company
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-IL-RF-954614

Permanent Real Estate Index Number: 17-28-301-054-0000

QUITCLAIM DEED

WANG LEONG LAU, now married and joined by his spouse CYNDI XIE, whose mailing address is 2600 South Union Avenue, Chicago, Illinois 60616 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto WANG LEONG LAU and CYNDI XIE, a married couple, not as joint tenants or tenants in common but by tenants by the entireties, whose address is 2600 South Union Avenue, Chicago, Illinois 60616, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Parcel 1: Lots 1 and 2 taken as a tract (except the South 82.97 feet thereof) together with the West 15.69 feet of the South 19.08 feet of said tract in Block "C" in Crane's Resubdivision of Blocks "C" and "D" in Wright's Subdivision of the North 1/4 of the West 1/2 of the Southwest 1/4 of Section 28, Township 39 north, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 as created by 26th and Union Townhome Association Declaration, recorded 05/21/2001 as Document Number 0010428289.

BEING the same property conveyed by Yip Pui Lau and Sau Han Wong, husband and wife, to Wang Leong Lau, single, by deed dated March 13, 2015, recorded March 27, 2015, as

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Instrument No. 1508642016, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 2600 South Union Avenue, Chicago, Illinois 60616

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 15th day of July, 2021.

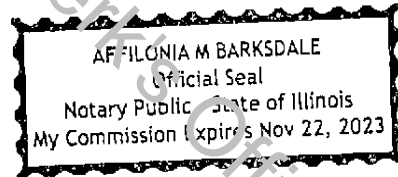
[Signature] (Seal)
WANG LEONG LAU

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, WANG LEONG LAU, ~~is personally known to me~~^{AB} 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 said instrument as ~~his~~^{her} free and voluntary act, for the purposes therein set forth.

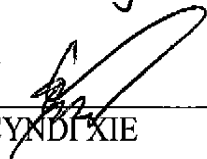
Given under my hand and notarial seal, this day of July 15th, 2021.

[Signature]
Notary Public
My Commission expires: 11/22/2023



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IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 15th day July, 2021.

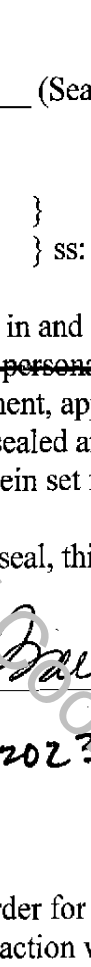


CYNDI XIE (Seal)

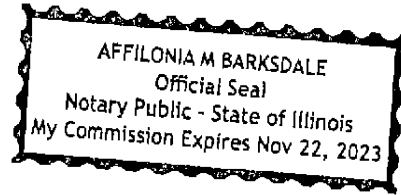
STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, CYNDI XIE, ~~is personally known to me~~ ^{is} 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 said instrument as ~~his~~ ^{her} free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of July 15th, 2021.



Notary Public
My Commission expires: 11/22/2023




This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 31.45, Property Tax Code.

Date: 7/15/2021

Signature of Grantor:


WANG LEONG LAU



CYNDI XIE

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 04-Aug-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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

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Property of Cook County Clerk's Office

04-Aug-2021

REAL ESTATE TRANSFER TAX



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-28-301-054-0000 | 20210801627697 | 1-867-602-704

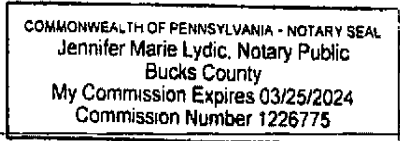
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STATEMENT BY GRANTOR AND GRANTEE

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 July 29, 2021 Signature: [Signature]
Grantor or Agent

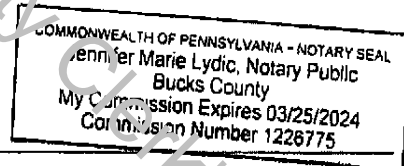
Subscribed and sworn to before me
by the said Rebecca Schwick
dated 7/29/2021
Notary Public [Signature]



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 July 29, 2021 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Rebecca Schwick
dated 7/29/2021
Notary Public [Signature]



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.