

UNOFFICIAL COPY

Doc#: 2130518412 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2021 01:55 PM Pg: 1 of 4

2128141 IL/RTC
QUITCLAIM DEED

Dec ID 20211001623288
ST/CO Stamp 0-033-674-384
City Stamp 2-080-494-736

GRANTOR, WEN ZHONG CHEN, a married person, joined by his spouse, ANNIE Y. ZHENG (herein, "Grantor"), whose address is 501 West 24th Place, Apartment 707, Chicago, IL 60616, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, ANNIE Y. ZHENG and WEN ZHONG CHEN, wife and husband, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 501 West 24th Place, Apartment 707, Chicago, IL 60616, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 501 West 24th Place, Unit 707,
Chicago, IL 60616

Permanent Index Number: 17-28-118-002-1079

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

When recorded return to:

ANNIE Y. ZHENG
WEN ZHONG CHEN
501 WEST 24TH PLACE
APARTMENT 707
CHICAGO, IL 60616

Send subsequent tax bills to:

ANNIE Y. ZHENG
WEN ZHONG CHEN
501 WEST 24TH PLACE
APARTMENT 707
CHICAGO, IL 60616

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

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Dated this 13th day of October, 2021.

GRANTOR

Wen Zhong Chen

Wen Zhong Chen

STATE OF Virginia
COUNTY OF Chesapeake City

This instrument was acknowledged before me on 10/13/2021, by Wen Zhong Chen.

[Affix Notary Seal]

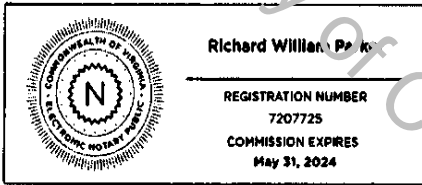
Notary Signature: Richard William Parker

Printed name: Richard William Parker

My commission expires: 05/31/2024

Registration #7207725

Notarized online using audio-video communication



GRANTOR

Annie Y Zheng

Annie Y. Zheng

STATE OF Virginia
COUNTY OF Chesapeake City

This instrument was acknowledged before me on 10/13/2021, by Annie Y. Zheng.

[Affix Notary Seal]

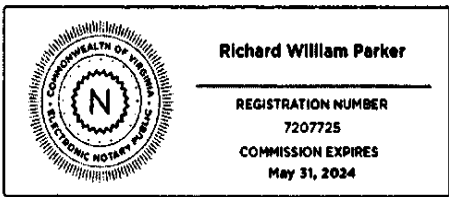
Notary Signature: Richard William Parker

Printed name: Richard William Parker

My commission expires: 05/31/2024

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EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

10/13/21
Date

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EXHIBIT A

[Legal Description]

UNIT NUMBER 707 IN THE APPLEVILLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 20, PART OF VACATED SOUTH NORMAL AVENUE, AND PARTS OF LOTS 4 THROUGH 8, BOTH INCLUSIVE, IN BLOCK 18, IN SOUTH BRANCH ADDITION TO CHICAGO, IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 13, 1981, AS DOCUMENT 25772804, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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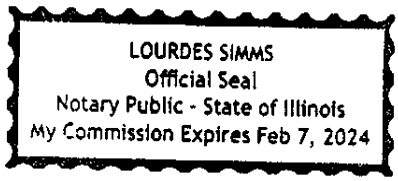
STATEMENT BY GRANTOR AND GRANTEE

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: October 15, 2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by
the said Lourdes Simms
this 15 day of October, 2021.



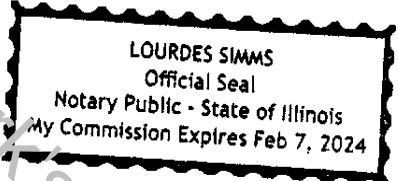
Notary Public: [Signature]

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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 15, 2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by
the said Lourdes Simms
this 15 day of October, 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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)