UNOFFICIAL CO

Chicago Title Insurance Company

Quit Claim DEED ILLINOIS STATUTORY



Doc# 2135519043 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2021 01:46 PM PG: 1 OF 3

THE GRANTOR(S), Cau Pen Chen and Ri Jia Zhu, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim to C'hu Pen Chen and Ri Jia Zhu, as Trustees of Chen & Zhu Trust under the provisions of a trust agreement dated the 29th day of November, 2021, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

THE NORTH 1/2 OF LOT 32 IN KOESTER AND ZANDER'S SUBDIVISION OF BLOCKS 1, 3, 4, 5, 6 AND 7 AND THE WEST 1/2 OF BLOCK 2 IN WIRT AND GILBERT'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SUCTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 40 ACRES THEREOF), IN COOK Junit Clork's Office COUNTY, ILLINOIS.

SUBJECT TO:

Permanent Real Estate Index Number(s): 13-22-319-016-0000 Address(es) of Real Estate: 3228 N Keating Ave, Chicago, IL 60641

Dated this 7 W Day of December, 2021.

Ri Jia Zhu, Trustee

REAL ESTATE TRANSFER TAX		20-Dec-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-22-319-016-0000	20211201676997	1-757-092-496

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

REAL ESTATE	TRANSFER	TAX	20-Dec-2021
		COUNTY:	0.00
	(355)	ILLINOIS:	0.00
		TOTAL:	0.00
13-22-319	-016-0000	20211201676997	1-779-702-416

STATE OF ILLINOIS, COUNTY DICCOKSS. FICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Chu Pen Chen and Ri Jia Zhu, personally known to me to be the same person whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

homestead.	
Given under my hand and official seal, this	day of December, 2021.
"OFFICIAL SEAL" XIAOYU LI NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/26/2022	(Notary Public)
	EXEMPT UNDER PROVISIONS OF PARAGRAPH
Prepared By: Isabel X. Li 2961 S. Archer Ave. Chicago, 1L 60608	
Mail To:	Co

Name & Address of Taxpayer:

3228 N. Keating Ave 15t Fl Chicago IL 60641

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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 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 12 7 2021	Signature	all alak
SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Chu Pen Chen Ri Jia Zhu	Grantor or Agent	Med. Will
THIS DAY OF December, 2021.		"OFFICIAL SEAL" XIAOYU LI NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/26/2022
The grantee or his agent affirms and verilies that the		tee shown on the deed or assignment of
beneficial interest in a land trust is either a natural authorized to do business or acquire and hold title business or acquire and hold title to real estate in to do business or acquire and hold title to real estate.	to real estate in Illinois or other entity	ois, a partnership authorized to do y recognized as a person and authorized
Dated 12 17 12021	Signature	ABN-CUR
SUBSCRIBED AND SWORN TO BEFORE	Grantee or Agent	of Inthe
ME BY THE SAID Chu Pen Chen, Trustee Ri Jia Zhu, Trustee		C/4'
THIS DAY OF December, 2021.		"OFFICIAL SEAL"
NOTARY PUBLIC		NOTARY PUBLIC, STATE OF ILLINOIS AMY COMMISSION EXFIRES 9/26/2022

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.