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Chicago Title Insurance Company
Quit Claim DEED
ILLINOIS STATUTORY



2135519043D

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), Chu 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 Chu 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 SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 40 ACRES THEREOF), IN COOK 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 7th Day of December, 2021.



Chu Pen Chen, Trustee

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
 ILLINOIS:	0.00
TOTAL:	0.00

13-22-319-016-0000 | 20211201676997 | 1-779-702-416

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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
Grantor or Agent

[Signature]
[Signature]

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Chu Pen Chen
Ri Jia Zhu

THIS 7th DAY OF December,
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 12/7/2021

Signature
Grantee or Agent

[Signature]
[Signature]

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Chu Pen Chen, Trustee
Ri Jia Zhu, Trustee

THIS 7th DAY OF December,
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.