

UNOFFICIAL COPY

Doc#. 2201233080 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2022 02:34 PM Pg: 1 of 8

AFTER RECORDING RETURN TO:
WFG Lender Services
2625 Townsgate Road, Suite 101
Westlake Village, CA 91361
File No. 2029919IL

Dec ID 20220101688452
ST/CO Stamp 0-998-180-496
City Stamp 0-600-999-568

MAIL TAX STATEMENTS TO:

Alexander Ng
Melanie Ng
1321 South Plymouth Court, Unit L
Chicago, IL 60605

Name & Address of Preparer:

Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 17-21-214-124-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 29th day of DECEMBER, 2021, by and between **Alexander Ng, an unmarried man and Mei Wei, an unmarried woman, who acquired title as tenants by the entirety**, a mailing address of 1321 South Plymouth Court, Unit L, Chicago, IL 60605, hereinafter referred to as Grantor(s) and **Alexander Ng, an unmarried man and Melanie Ng, an unmarried woman, as joint tenants with right of survivorship**, a mailing address of 1321 South Plymouth Court, Unit L, Chicago, IL 60605, hereinafter referred to as Grantee(s).


WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1321 South Plymouth Court, Unit L, Chicago, IL 60605

"Exempt under provisions of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act

12/29/2021
Date


Signature of Buyer, Seller or Representative

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This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 29 day of December, 2021.

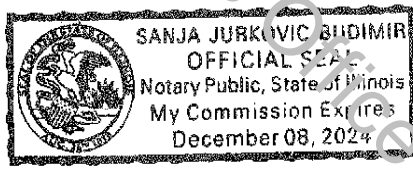
Alexander Ng
Alexander Ng

STATE OF ILLINOIS
COUNTY OF LAKE

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Alexander Ng is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 29TH day of DECEMBER, 2021.

Sanja Jurkovic Budimir
Notary Public
My commission expires: 12/08/2024



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 1 (EXCEPTING THEREFROM THE WEST 197.57 FEET; THE NORTH 2.0 FEET; THE EAST 9.0 FEET; AND ALSO EXCEPTING THE SOUTH 12.0 FEET THEREOF) IN NEWGATE SQUARE RESUBDIVISION UNIT 1 BEING A RESUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR USE AND ENJOYMENT AND INGRESS AND EGRESS FOR THE BENEFIT OF THE AFORESAID PARCEL, OVER, UPON AND ACROSS THE COMMON AREA AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS, FOR DEARBORN PARK II-NEWGATE SQUARE RECORDED MAY 28, 1993 AS DOCUMENT 93407102, AS AMENDED, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE EASEMENT FOR PARKING PURPOSES AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 93407102, AS AMENDED, IN COOK COUNTY, ILLINOIS.


SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL ID NUMBER: 17-21-214-124-0000

PROPERTY COMMONLY KNOWN AS: 1321 SOUTH PLYMOUTH COURT, UNIT L,
CHICAGO, IL 60605

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Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX	03-Jan-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-21-214-124-0000 | 2022010168452 | 0-600-999-568

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		03-Jan-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-21-214-124-0000	20220101085452	0-998-180-496

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STATEMENT BY GRANTOR AND GRANTEE

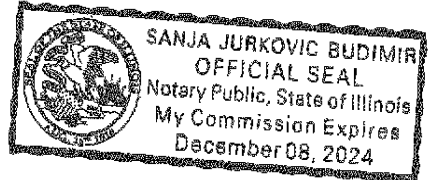
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 12/29, 2021.

Signature: *Alexander NG*
Grantor, or Agent

Subscribed and sworn to before me by the said ALEXANDER NG this 29th day of DECEMBER, 2021.

Sanja Jurkovic Budimir
Notary Public
My commission expires: 12/08/2024



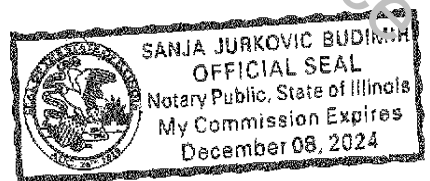
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/29, 2021.

Signature: *Alex NG*
Grantee, or Agent

Subscribed and sworn to before me by the said ALEXANDER NG this 29th day of DECEMBER, 2021.

Sanja Jurkovic Budimir
Notary Public
My commission expires: 12/08/2024



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/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 December 16th, 2021.

Signature: *Memo*
Grantor, or Agent

Subscribed and sworn to before me by the said _____ this
_____, day of _____, 20_____.

See attached

Notary Public
My commission expires: _____

The Grantee or her/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 _____, 20_____.

Signature: _____
Grantee, or Agent

Subscribed and sworn to before me by the said _____ this
_____, day of _____, 20_____.

Notary Public
My commission expires: _____

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 16th
day of December, 2021, by Mei Wei

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



WILLIAM D. REESE
COMM # 2340231
SAN DIEGO County
California Notary Public
Comm Exp Dec. 13, 2024
(Seal)

Signature William D. Reese

Cook County Clerk's Office