

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTOR KIT YIN NG and AI CHAN NG, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEYS AND QUITCLAIMS to:

KIT YIN NG AND AI CHAN NG REVOCABLE LIVING TRUST DATED JANUARY 18, 2022,

IN FEE SIMPLE, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

COMMONLY KNOWN AS 2604 S UNION AVE., CHICAGO, IL 60616

P.I.N. 17-28-301-056-0000


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 18<sup>th</sup> day of January, 2022

  
KIT YIN NG

  
AI CHAN NG

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. e & Cook County Ord. 93-0-27 par. e

Date 1/18/2022 Sign 

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

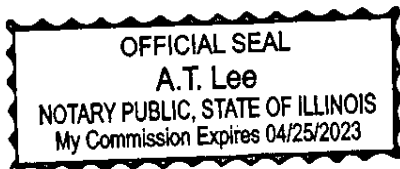
REAL ESTATE TRANSFER TAX	18-Jan-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

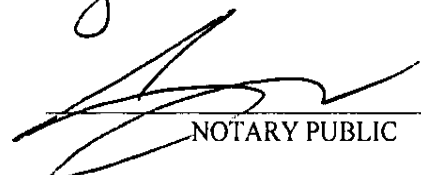
17-28-301-056-0000 | 20220101600711 | 0-959-753-872

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

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT KIT YIN NG and AI CHAN 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 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.

Given under my hand and official seal, this 18<sup>th</sup> day of January, 2022.



  
NOTARY PUBLIC

REAL ESTATE TRANSFER TAX	18-Jan-2022
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-28-301-056-0000 | 20220101600711 | 0-775-057-040

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## LEGAL DESCRIPTION

### PARCEL 1:

THE NORTH 15.97 FEET OF THE SOUTH 67.02 FEET LOTS 1 AND 2 TAKEN AS A TRACT TOGETHER WITH THE EAST 10.00 FEET OF THE WEST 35.69 FEET OF THE SOUTH 19.08 FEET OF SAID TRACT IN BLOCK "C" IN CANE'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 - AS DOCUMENT NUMBER 0010428289.

COMMONLY KNOWN AS 2604 S. UNION AVE., CHICAGO, IL 60616

P.I.N. 17-28-301-056-0000

Prepared by and Mail to: A.T. Alexandra Lee, Attorney at Law, 2252 S. Canal, Suite 229, Chicago, IL 60616  
Send Subsequent Tax Bills to: KIT YIN & AI CHAN NG, 2604 S. UNION AVE., CHICAGO, IL 60616

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

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 (ABI) 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 another 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: 1 | 18 | 2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

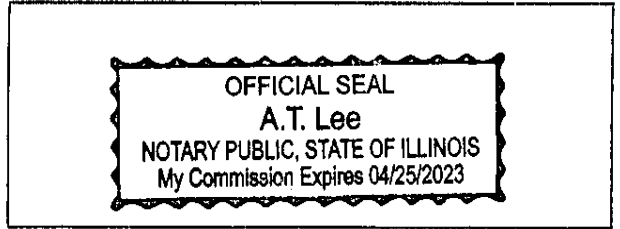
A. T. Lee

By the said (Name of Grantor): Kit Yin Ng

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 18 | 2022

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 1 | 18 | 2022

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

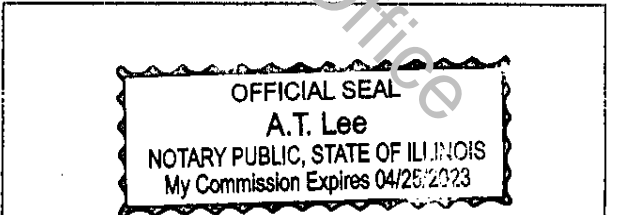
A. T. Lee

By the said (Name of Grantee): A. Chan Ng

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 18 | 2022

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)