

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTOR XIAO XIA MA and JUN KANG MEI, wife and husband, 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:

XIAO XIA MA AND JUN KANG MEI*
LIVING TRUST DATED MARCH 25th
2022, *REVOCABLE

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.

PIN: 17-21-436-045-1023 and 17-21-436-052-1073

COMMONLY KNOWN AS 1828 S. WENTWORTH AVE., UNIT 3E, P-73, CHICAGO, IL 60616

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

Dated this 25th day of March, 2022



Xiao Xia Ma
XIAO XIA MA


Jun Kang Mei
JUN KANG MEI

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

Date 3/25/22 Sign Xiao Xia Ma

STATE OF ILLINOIS)
)
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		01-Apr-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
7-21-436-045-1023 20220301663914 1-729-887-632		

REAL ESTATE TRANSFER TAX		01-Apr-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-21-436-045-1023 | 20220301663914 | 1-286-045-072
* 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, XIAO XIA MA and JUN KANG MEI, wife and husband, is/are personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as his/her 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 25th day of March, 2022.

[Signature]
NOTARY PUBLIC

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LEGAL DESCRIPTION:

PARCEL 1: UNIT 3E IN THE 1828 SOUTH WENTWORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN SANTE FE GARDEN PHASE V, BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0811922046 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT P-73 IN THE SANTE FE GARDEN V PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 13, 14, 25, 36 AND 39 IN SANTE FE GARDEN PHASE V BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0705115147 AND FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER 0811922045 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 OVER, UPON AND ACROSS PARTS OF LOTS 2, 13, 14, 25, 36 AND 39 IN SANTE FE GARDEN PHASE V AS SHOWN ON PLAT OF SAID SANTE FE GARDEN PHASE V, RECORDED AS DOCUMENT 0509720074 AND AS CREATED BY AND GRANTED IN DECLARATION OF EASEMENT RECORDED OCTOBER 30, 2006 AS DOCUMENT NUMBER 0630331057 AS AMENDED BY FIRST AMENDMENT RECORDED NOVEMBER 13, 2006 AS DOCUMENT NUMBER 0631739043.

PIN: 17-21-436-045-1023 and 17-21-436-052-1073

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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: 3 | 25 | 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:

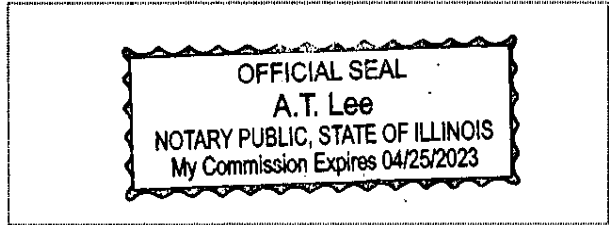
A. T. Lee

By the said (Name of Grantor): Jiao Xia Ma

On this date of: 3 | 25 | 2022

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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: 3 | 25 | 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:

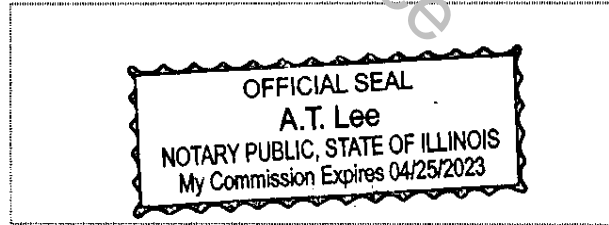
A. T. Lee

By the said (Name of Grantee): Jun Kang Mei

On this date of: 3 | 25 | 2022

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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)**)