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QUITCLAIM DEED



Doc# 2211219045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/22/2022 02:34 PM PG: 1 OF 3

THE GRANTOR, Qiankun Chen, a single man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of \$10.00, and other good and valuable consideration in hand paid, CONVEYS and GRANTS to GRANTEES Qiankun Chen and Shiwen Zhu, husband and wife, of the City of Chicago, County of Cook, State of Illinois, as tenants by the entirety, all interests in the following described Real Estate, together with all improvement located hereon, lying in the County of Cook, in the State of IL, to wit:

UNIT 1222 IN THE 400 EAST RANDOLPH STREET CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962 AS DOCUMENT 18461961, CONVEYED BY DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 17460 RECORDED MAY 7, 1962 AS DOCUMENT 18467558, AND ALSO SUPPLEMENTAL DEED THERETO RECORDED DECEMBER 23, 1964 AS DOCUMENT 19341545; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22453315, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO the general taxes for the YEAR 2021 and thereafter, and all instruments, covenants, restrictions, easement, public and utility easement, conditions, party wall rights and agreements, if any, applicable zoning laws, ordinances, and regulations of record, and

Commonly known as: 400 E RANDOLPH ST UNIT # 1222, CHICAGO, IL 60601

Permanent Index Number: 17-10-400-012-1158

Dated this 9th day of December, 2021

REAL ESTATE TRANSFER TAX

22-Apr-2022

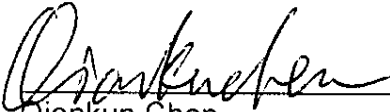


| | |
|-----------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

17-10-400-012-1158

| 20220401682238 | 0-378-534-800

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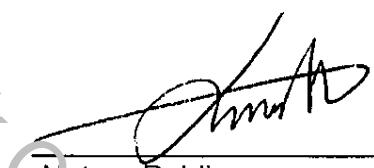

Qiankun Chen

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Qiankun Chen, known to me to be the same person(s) 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 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 9th day of December, 2021.





Notary Public

Prepared by:

Law Offices of Saichang Xu
2811 S Archer Ave., Unit 1, Chicago, IL 60608

Mail to and Send Tax Bill To:
Qiankun Chen and Shiven Zhu
1912 S Lee Park, Chicago, IL 60616

Exempt under provisions of Paragraph E
Section 31-45, Property Tax Code
Date: December 9, 2021

| REAL ESTATE TRANSFER TAX | | 15-Apr-2022 |
|-------------------------------------------------------------------------------------|---------------|---------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |


Signature of Buyer, Seller or Representative

17-10-400-012-1158 | 20220401682238 | 1-318-505-360
* Total does not include any applicable penalty or interest due.

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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 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: 12/9/2021 Signature: Qiankun Chen
Grantor or Agent

Subscribed and sworn to before me
by the said Qiankun Chen,
dated 12/9/2021.

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 title to real estate under the laws of the State of Illinois.

Dated: 12/9/2021 Signature: Qiankun Chen Shiwenzhu
Grantee or Agent

Subscribed and sworn to before me
by the said Qiankun Chen and Shiwenzhu,
dated 12/9/2021.

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.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.