

# UNOFFICIAL COPY

QUITCLAIM DEED



Doc# 2211219047 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/22/2022 02:37 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:

PARCEL 1: LOT 7 IN SANTE FE GARDEN III, BEING A RESUBDIVISION OF PART OF BLOCKS 21, 24, 25 & 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST 1/4 OF SECTION 21, ALL IN 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 DECLARATION OF PARKSHORE COMMONS II RECORDED AS DOCUMENT NUMBER 0010358538 AS MENDED.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS FOR LEE PARKWAY HOMEOWNERS RECORDED AS DOCUMENT NUMBER 0010358537

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

Permanent Real Estate Index Number: 17-21-435-007-0000

Address of Real Estate: 1912 S Lee Pkwy, Chicago, IL 60616

REAL ESTATE TRANSFER TAX

22-APR-2022

Dated this 9<sup>th</sup> day of December, 2021



CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00 \*

17-21-435-007-0000 | 20220401682306 | 1-615-333-264

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

# UNOFFICIAL COPY

*Qiankun Chen*

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.



*Saichang Xu*

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 Shiwen Zhu  
1912 S Lee Pkwy, Chicago, IL 60616*

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

### REAL ESTATE TRANSFER TAX 22-Apr-2022

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
17-21-435-007-0000		20220401682306   0-755-956-624	

*Qiankun Chen*

Signature of Buyer, Seller or Representative

# UNOFFICIAL COPY

PRINT

## 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* *Shiwen Zhu*  
Grantee or Agent

Subscribed and sworn to before me  
by the said *Qiankun Chen & Shiwen Zhu*  
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.**