

UNOFFICIAL COPY

Doc#: 2214607115 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2022 07:07 AM Pg: 1 of 4

Dec ID 20220501625120

City Stamp 0-237-371-280

QUITCLAIM DEED (ILLINOIS)

THIS INDENTURE WITNESSETH, that the Grantor, BING GAO, DIVORCED AND NOT SINCE REMARRIED and CODY RICHARD CLARK, DIVORCED AND NOT SINCE REMARRIED, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and QUIT CLAIM TO BING GAO, the following described real estate, to-wit:

PARCEL 1:

UNIT 41 AND G2 IN THE WESTGATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION +27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10, 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH, 14.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH, 14.00 FEET; THENCE EAST, 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH 20.00 FEET; THENCE EAST 19.40 FEET; THENCE SOUTH 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 126.08 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3891819. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS, AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90505762 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY."

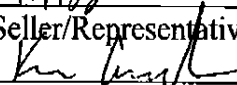
Permanent Real Estate Index Number(s): 17-17-228-020-1028 & 17-17-28-020-1048
Common Address of Real Estate: 812 W. Van Buren, Unit 41 & G2, Chicago, IL 60607

Subject to the following restrictions: a) all taxes for the year(s) not currently due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SIGNATURE PAGE TO FOLLOW

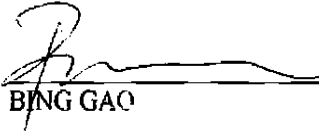
Exempt under provisions of Paragraph E
Section 31-45 Property Tax Code.

Date: 5/19/22
Buyer/Seller/Representative:



UNOFFICIAL COPY

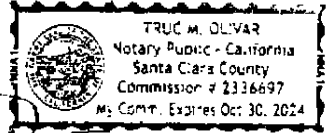
DATED THIS 16th DAY OF May, 2022

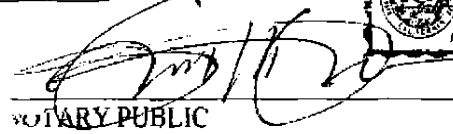

BING GAO


STATE OF CAIFORNIA
COUNTY OF SANTA CLARA ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, BING GAO, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 16th day of MAY, 2022




NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		25-May-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-17-228-020-1028 | 20220501625120 | 0-237-371-28

* Total does not include any applicable penalty or interest due

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

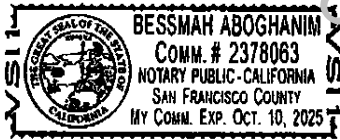
DATED THIS 19th DAY OF March, 2022

Cody Clark
CODY RICHARD CLARK

STATE OF California)
COUNTY OF San Francisco) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, CODY RICHARD CLARK, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 19 day of March, 2022.



Bessmah
NOTARY PUBLIC

This Instrument was prepared by:
Alex Ranjha, Esq.
Ranjha Law Group, PC
903 Commerce Drive, Suite 210
Oak Brook, IL 60523

Send Subsequent Tax Bills To:
Bing Gao
863 Park Ct Unit 2
Mountain View CA 94040

After recording, mail to:
Ranjha Law Group PC
903 Commerce Drive, Suite 210
Oak Brook, IL 60523

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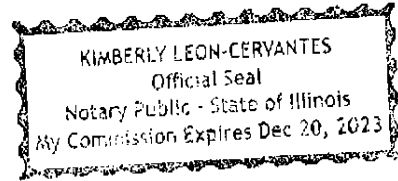
STATEMENT BY GRANTOR AND GRANTEE

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 MAY 19, 2022

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said GRANTEE
this 19 day of MAY, 2022
Notary Public [Signature]

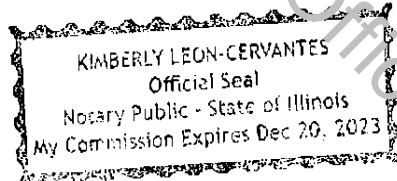


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated MAY 19, 2022

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said GRANTEE
This 19 day of MAY, 2022
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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)