

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTOR VE MUN GEE and WAN NA MEI GEE, 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:

WAN NA MEI GEE, a married woman, and SHU K. CHEN, a single man,

As JOINT TENANTS, 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 334B WEST 23RD PLACE, CHICAGO, IL 60616

P.I.N. 17-28-212-053-1002

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


Dated this 19<sup>th</sup> day of May, 2022

Ve Mun Gee  
VE MUN GEE

Wan na mei gee  
WAN NA MEI GEE

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

Date 5/19/2022 Sign Ve Mun Gee

REAL ESTATE TRANSFER TAX	08-JUN-2022
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

STATE OF ILLINOIS)  
COUNTY OF COOK )

17-28-212-053-1002 | 20220501627896 | 1-016-090-704  
\* 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 VE MUN GEE and WAN NA MEI GEE, husband and wife, 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 19<sup>th</sup> day of May, 2022.





[Signature]  
NOTARY PUBLIC

# UNOFFICIAL COPY

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		09-Jun-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
TOTAL:		0.00
17-28-212-053-1002	20220501627896	1-416-432-624

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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## LEGAL DESCRIPTIONS

Unit No. 334B in Oriental Terraces Condominium No. 334 as delineated on a survey of the following described real estate: Lot 49 in Allen C.L. Lee's Subdivision being a resubdivision in the West 1/2 of the Northeast 1/4 of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium Recorded the 7th day of August, 1985, as Document No. 85-137537 together with its undivided percentage interest in the common elements.

1.

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

2.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

3.

Subject to Declaration of party wall rights, covenants, restrictions and easements by grantor dated the 10th day of April, A.D., 1985, and recorded in the office of the Recorder of Deeds, Cook County, Illinois, as Document No. 27506504, and as amended by Amendment recorded October 23, 1985, as Document No. 85-250027, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and right of the grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as Covenants running with the land.

COMMONLY KNOWN AS 334B WEST 23RD PLACE, CHICAGO, IL 60616

P.I.N. 17-28-212-053-1002

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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: 5 | 19 | 2022

SIGNATURE: *W. Mun See*  
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:

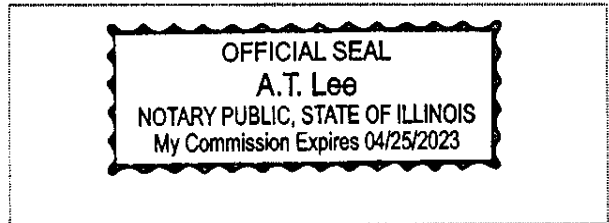
A.T. Lee

By the said (Name of Grantor): W. Mun See

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 19 | 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: 5 | 19 | 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:

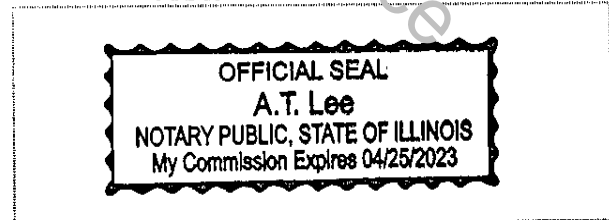
A.T. Lee

By the said (Name of Grantee): Shu K. Chen

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 19 | 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)**)