

# UNOFFICIAL COPY

## QUIT CLAIM DEED



\*22188220190\*

Doc# 2218822019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/07/2022 01:45 PM PG: 1 OF 3

THE GRANTOR KIM FAN YIP and YUEN LEE NG YIP aka YUEN LEE NG, 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:

*YUEN LEE NG, Trustee of NG AND YIP REVOCABLE LIVING TRUST DATED July 1st, 2022*

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.

COMMONLY KNOWN AS 2714 S. UNION AVE., CHICAGO, IL 60616

P.I.N. 17-28-301-045-0000


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

Dated this 1<sup>st</sup> day of July, 2022

*Kim Fan Yip by Yuen Lee Ng, attorney. KIM FAN YIP in fact*

*Yuen Lee Ng*  
YUEN LEE NG aka YUEN LEE NG YIP

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

REAL ESTATE TRANSFER TAX	07-Jul-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

Date 7/1/22 sign *Yuen Lee Ng*

17-28-301-045-0000 | 20220701668099 | 1-052-607-568  
\* Total does not include any applicable penalty or interest due.

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT YUEN LEE NG aka YUEN LEE NG YIP, 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 1<sup>st</sup> day of July, 2022.



*[Signature]*  
NOTARY PUBLIC



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LEGAL DESCRIPTION

LOT 21 IN BLOCK C IN CRANES' SUBDIVISION OF BLOCKS C AND D IN WRIGHT'S SUBDIVISION OF NORTH QUARTER OF WEST HALF OF SOUTH WEST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 2714 S. UNION AVE., CHICAGO, IL 60616

P.I.N. 17-28-301-045-0000

REAL ESTATE TRANSFER TAX		07-Jul-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-28-301-045-0000		20220701668099   0-758-875-216

Prepared by and Mail to: A.T. Alexandra Lee, Attorney at Law, 2252 S. Canal, Suite 229, Chicago, IL 60616  
Send Subsequent Tax Bills to: Yuen Lee Ng, 2714 S. Union Ave., Apt 2<sup>nd</sup> Floor, Chicago, IL 60616

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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: 07 | 01 | 2022

SIGNATURE: *Yuen Lee Ng*  
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:

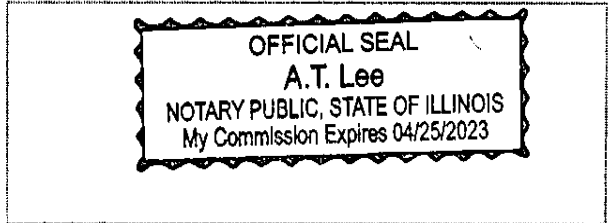
A. T. Lee

By the said (Name of Grantor): Yuen Lee Ng

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 1 | 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: 07 | 01 | 2022

SIGNATURE: *Yuen Lee Ng*  
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:

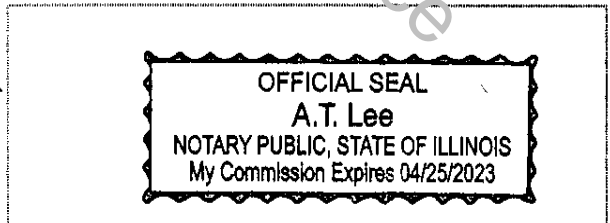
A. T. Lee

By the said (Name of Grantee): Yuen Lee Ng

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 1 | 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)**)