

UNOFFICIAL COPY

Doc#: 2222928061 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/17/2022 09:45 AM Pg: 1 of 4

This Document Prepared By:

JOHANN CHAU
Attorney at Law
3231 S. Halsted St. #230
Chicago, Illinois 60608
312-529-7853

Dec ID 20220801698969

City Stamp 0-782-029-392

**After Recording, Return and
Mail Tax Statements To:**

Tim Fong, as Trustee
1323 W Webster Ave
Chicago, IL 60614

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantor,

TIM FONG, a single man,

Whose mailing address is 1323 W Webster Ave, Chicago, IL 60614;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and quitclaims to:

TIM FONG, as Trustee of THE TIM FONG LIVING TRUST, U/A dated July 15, 2022, the
GRANTEE,

Whose mailing address is 1323 W Webster Ave, Chicago, IL 60614;

And to Grantee's successors and assigns, all of the following described real estate situated in the County
of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 14-32-125-038-0000

Site Address: 1323 W Webster Ave, Chicago, IL.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of
the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of
Way, and Easements now of record; to have and to hold said premises forever.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of
the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 15th day of July, 2022.



TIM FONG

The foregoing transfer of title/conveyance is hereby accepted by TIM FONG, of 1323 W Webster Ave,
Chicago, IL 60614, as Trustee under the provisions of THE TIM FONG LIVING TRUST.



TIM FONG,
Trustee, as aforesaid

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on this July 15, 2022, by TIM KING FONG.

John Chau
NOTARY PUBLIC

My commission expires: 11/3/25



“Exempt under Paragraph (e), Section 31-45;
Illinois Real Estate Transfer Tax Act”
7/15/22
Date Buyer, Seller or Representative

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



14-32-125-038-0000 | 20220801698960 | 0-782-029-392

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

THAT PART OF THE NORTH 40 FEET OF SUB-BLOCK 11 AND VACATED NORTH-SOUTH ALLEY IN SAID SUB-BLOCK 11 IN THE SUBDIVISION OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TAKEN AS A TRACT:

LYING BETWEEN 2 PARALLEL LINES DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT AND THROUGH POINTS IN SAID LINE THAT ARE 28.87 FEET AND 54.87 FEET EAST OF THE NORTHEAST CORNER OF SAID TRACT.

and more commonly known as 1323 W Webster Ave, Chicago, IL 60614.

TAX PARCEL NUMBER: 14-32-125-038-0000

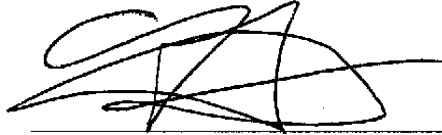
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, 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.

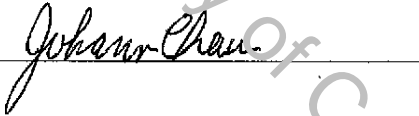
Dated this 15th day of July, 2022.



TIM KING FONG

Subscribed and sworn to before me by the said Tim King Fong, this 15th day of July, 2022.

Notary Public:



The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, 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 this 15th day of July, 2022.



TIM FONG

Subscribed and sworn to before me by the said Tim Fong, this 15th day of July, 2022.

Notary Public:



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