JNOFFICIAL COP'

OUIT CLAIM DEED

THE GRANTOR JIE HUI ZHANG and AI ZHU ZHANG, 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:

JIE HUI ZHANG AND AI ZHU ZHANG REVOCABLE LIVING TRUST DATED AUGUST 17, 2022

In FEE SIMPLE, all interests in the following described Real Estate situated in the County of Cook, in the State of Alirois, to wit:

Doc# 2223115015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/19/2022 01:25 PM PG: 1 OF 3

SEE LEGAL DESCRIPTION ATTACHED.

PIN: 17-28-212-039-1001

COMMONLY KNOWN AS 2305 S. STEV ART, UNIT 7B, CHICAGO, IL 60616

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

Exempt under Real Estate Transfer Tax

Law 35 ILCS 200/31-45 sub par. e & Cook County Ord. 93-0-27 par. e

STATE OF ILLINOIS)

COUNTY OF COOK

REAL ESTATE TRANSFER TAX 19-Aug-2022 CHICAGO: 0.00 0.00 TOTAL 0.00 * 17-28-212-039-1001 20220801614012 0-133-368-400

* 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, JIE HUI ZHANG and AI ZHU ZHANG, is/are personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as his/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 1

m day of Av OFFICIAL SEAL A.T. Lee

NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 04/25/2023

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: Ai Zhu Zhang, 2109 S. Tan Court, Unit C, Chicago, IL 60616

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT NO. 2305-78 IN ORIENTAL TERRACES CONDOMINIUM NO.2305-7B AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 27 IN ALLEN C.L. LEE'S SUBDIVISION BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWSNHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1985 AS DOCUMENT 27496458 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF THE CONDOMINIUM RECORDED ON AUGUST 7, 1985, AS DOCUMENT 85-137536; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS ESTABLISHED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS AND 5Y-LAWS OF ORIENTAL TERRACES HOMEOWNER'S ASSOCIATION RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN, OVER, UPON AND TO THE COMMON AREA (AS DEFINED IN THE AFORESAID DECLARATION).

Commonly known as 2305 S. Stewart Unit 7B, Chicago, 1L 60616

PERMANENT INDEX NO. 17-28-212-039-1001

	400		
REAL ES	TATE TRANSFER		19-Aug-2022
		COUNTA:	0.00
		ILLINOI 5;	0.00
		TOTAL:	0.00
17-28	8-212-039-1001	20220801614012	2-1/4-429-136

2223115015 Page: 3 of 3

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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 <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> 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

	- 1
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 til	
DATED: 8 17 1, 2072	SIGNATURE: Ke Hu Zhung
	GRANTOR or AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by	the NOTARY who witnesses the GRANTOR signature.
Subscribed and sworn (20) efore me, Name of Notary Public:	A-7.Lee
By the said (Name of Grantor):	AFFIX NOTARY STAMP BELOW
On this date of: 8 17 25 22	OFFICIAL SEAL A.T. Lee
NOTARY SIGNATURE:	NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 04/25/2023
7	
GRANTEE SECTION	
The GRANTEE or her/his agent affirms and verifies that the nam	of the GRANTEE shown on the deed or assignment

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignmen of beneficial interest (ABI) in a land trust is either a natural person, an him pis 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:

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:

By the said (Name of Grantee):

AT. Lee

NOTARY SIGNATURE:

OFFICIAL SEAL

A.T. Lee

NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 04/25/2023

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)