

UNOFFICIAL COPY

QUIT CLAIM DEED
ILLINOIS STATUTORY
INDIVIDUAL



Doc# 2227116030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2022 11:55 AM PG: 1 OF 4

Preparer File: 653 N Kingsbury St #1004

THE GRANTOR(S) **SHIHONG WANG**, a married woman of the Village of Westmont, County of Dupage, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to **SHIHONG WANG LLC 653, AN ILLINOIS LIMITED LIABILITY COMPANY authorized to do business in Illinois**, of 653 N Kingsbury St #1004, Chicago of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof


SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2021 and subsequent years

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

Permanent Real Estate Index Number(s): 17-09-127-045-1025

Address(es) of Real Estate: 653 N Kingsbury St #1004, Chicago, IL 60654

Dated this 12 day of September, 2022

By: 
Shihong Wang



UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SHIHONG WANG, personally known to me to be the same person(s) whose name(s) 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 12th day of September, 2022.



[Signature]
Notary Public

This transfer is exempt from Illinois Real Estate Transfer Tax and the Cook County Transfer Tax under the provisions of 35 ILCS 200/31 - 45 (e) for the following reason: The actual consideration (amount paid) for the property is less than \$100.


Dated: 9/12/2022
[Signature]

Signature of Buyer, Seller, or Representative

Prepared by:
Jesse Chen
805 Shannon Lake Ct
Westmont, IL 60559



Mail to:
Shihong Wang
805 Shannon Lake Ct
Westmont, IL 60559

Name and Address of Taxpayer:
Shihong Wang
805 Shannon Lake Ct
Westmont, IL 60559

REAL ESTATE TRANSFER TAX	28-Sep-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-09-127-045-1025 | 20220901646279 | 0-585-954-896

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

REAL ESTATE TRANSFER TAX	28-Sep-2022
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-09-127-045-1025 | 20220901646279 | 0-840-699-472



UNOFFICIAL COPY

Exhibit "A" – Legal Description

UNIT 1004 AND PARKING SPACE 117, A LIMITED COMMON ELEMENT, IN THE KINGSBURY ON THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBER REAL ESTATE: ALL THAT PART OF LOTS 4 AND 5 IN THE NORTH HALF BLOCK 1 IN THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRICIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0318227049, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 653 N KINGSBURY ST #1004, CHICAGO, IL 60654

Property of Cook County Clerk's Office



UNOFFICIAL COPY

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: 9 | 12 | 20 22

SIGNATURE: [Signature]
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: _____

By the said (Name of Grantor): Shihong Wang

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 12 | 20 22

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: 9 | 12 | 20 22

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): Shihong Wang LLC 653

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 12 | 20 22

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)