

UNOFFICIAL COPY

**Quit Claim Deed
(Joint Tenants)**

PREPARED BY:

Yiquan Jiang

4229 S Halsted St

Chicago, IL 60609

MAIL TO:

Lishan Huang

4229 S Halsted St

Chicago, IL 60609

NAME & ADDRESS OF TAXPAYER:

Lishan Huang

4229 S Halsted St

Chicago, IL 60609



2235034010

Doc# 2235034010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/16/2022 10:01 AM PG: 1 OF 3

(Space above for Recording Data only)

THE GRANTOR(S): Yiquan Jiang and Lishan Huang Joint Tenants

Of the City of Chicago, County of Cook and State of Illinois, for and in consideration of the sum of TEN and NO/100 DOLLARS, \$10.00 cash and other good and valuable consideration, in hand paid, at or before delivery of this document, receipt of which is hereby acknowledged, has bargained, and sold and by this document and does grant, bargain, sell, convey, remise release and forever Quit Claims unto said GRANTEE(S):

LISHAN HUANG, 4229 S HALSTED ST, Chicago IL 60609 as Individual

All the right, title, interest claim or demand which the Grantor may have had in and to the following described real estate in the County of Cook, State of Illinois, to wit:

THAT PART OF THE NORTHWEST 1/4 IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE POINT OF THE NORTH RIGHT OF WAY LINE, FOR W. 43RD STREET AND THE EAST RIGHT OF WAY LINE FOR S. HALSTED STREET; THENCE NORTH 01 DEGREES, 35 MINUTES, 04 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, 142.65 FEET FOR A POINT OF BEGINNING; THEN CONTINUING NORTH 01 DEGREES, 35 MINUTES, 04 SECONDS WEST, 23.75 FEET; THENCE NORTH 88 DEGREES, 17 MINUTES, 50 SECONDS EAST, 118.84 FEET; THENCE SOUTH 01 DEGREES, 35 MINUTS, 59 SECONDS EAST 23.75 FEET; THENCE SOUTH 88 DEGREES, 17 MINUTES, 50 SECONDS WEST, 118.85 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, not as tenants in common, but as Joint Tenants.

Permanent index number: 20-04-123-040-0000

Property address: 4229 S HALSTED ST, CHICAGO IL 60609

DATED this 16 day of 11, 2022

Yiquan Jiang


Lishan Huang

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STATE OF ILLINOIS IL)
) SS
COUNTY OF Cook)

I the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: YIQUAN JIANG, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, and appeared before me on this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16 day of 11, 2022



NOTARY PUBLIC





STATE OF ILLINOIS IL)
) SS
COUNTY OF Cook)

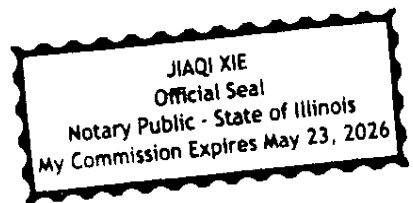
I the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: LISHAN HUANG, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, and appeared before me on this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16 day of 11, 2022

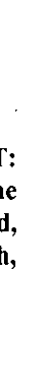



NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		09-Dec-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-04-123-040-0000		20221201609918 0-456-920-400



Exempt under provisions of paragraph e
Section 31-45 of the Real Estate Transfer Tax Law

x  _____ 11/16/2022
Grantor or Grantee Signature Date

REAL ESTATE TRANSFER TAX		09-Dec-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-04-123-040-0000		20221201609918 0-163-450-192

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

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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: 12 | 15 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

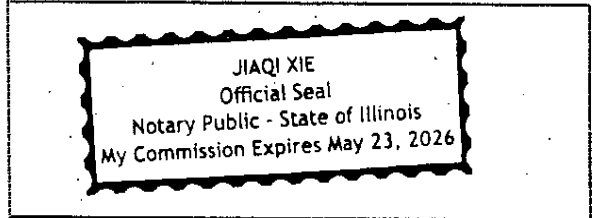
Subscribed and sworn to before me, Name of Notary Public: Jiaqi Xie

By the said (Name of Grantor): Yiquan Jiang

On this date of: Dec | 15 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 12 | 15 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

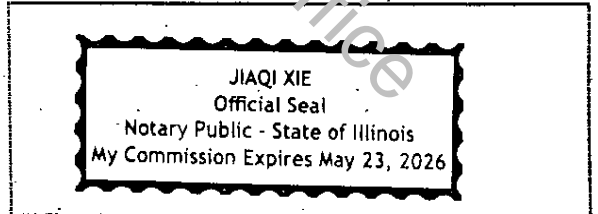
Subscribed and sworn to before me, Name of Notary Public: Jiaqi Xie

By the said (Name of Grantee): Lishan Huang

On this date of: Dec | 15 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)