

# UNOFFICIAL COPY

QUITCLAIM DEED



Doc# 2301222079 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2023 04:22 PM PG: 1 OF 4

Property of Cook County Clerk's Office

THE GRANTOR(S), Junmei Peng, a married woman of 1629 S Prairie Ave., Unit 1203, Chicago, IL 60616, for and in consideration of \$10.00, and other good and valuable consideration in hand paid, quitclaims to Myron Z Luo and Junmei Peng, husband and wife, of 1629 S Prairie Ave., Unit 1203, Chicago, IL 60616, as tenants by the entirety, all interests in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

Legal description see Exhibit "A" attached hereto and made a part hereof

SUBJECT TO the general taxes for the YEAR 2021 and thereafter, and all instruments, covenants, restrictions, easement, public and utility easement, conditions, party wall rights and agreements, if any, applicable zoning laws, ordinances, and regulations of record, and

PIN: 17-22-304-092-1058, 17-22-304-092-1542

Address: 1629 S. Prairie Ave., Unit 1203 and Garage Unit GU-268, Chicago, Illinois 60616

Dated this 28<sup>th</sup> day of October, 2022

REAL ESTATE TRANSFER TAX

06-Dec-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-22-304-092-1542 | 20221201606812 | 0-074-626-384

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

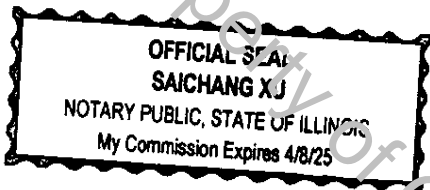
Jun Mei Peng  
Junmei Peng

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Junmei Peng, 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 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 28<sup>th</sup> day of October, 2022.



Notary Public

Prepared by:  
Law Offices of Saichang Xu  
2811 S Archer Ave., Unit 1, Chicago, IL 60608

Mail to and Send Tax Bill To:  
Junmei Peng and Myron Z Luo  
1629 S. Prairie Ave., Unit 1203 and Garage Unit GU-268 Chicago, Illinois 60616

Exempt under 35 ILCS 200/31-45 paragraph E, Section 4, Real Estate Transfer Act  
Date: October 28, 2022

Jun Mei Peng  
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		12-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-22-304-092-1542		20221201606812   1-685-818-192

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## Exhibit A Legal Description

### PARCEL 1:

UNIT 1203, GU-267 AND GU-268 IN 1600 MUSEUM PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0835010078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-058, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0835010078, IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS SET FORTH IN AND CREATED BY GRANT OF EASEMENT RECORDED OCTOBER 23, 2003 AS DOCUMENT.

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, 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 October 28, 2022

Signature: Juanmei Peng  
Grantor or Agent

Subscribed and sworn to before me  
By the said Juanmei Peng  
This 28<sup>th</sup> day of October, 2022  
Notary Public [Signature]



The **grantee** or his agent affirms and verifies that 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.

Date October 28, 2022

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Myron Luo and Juanmei Peng  
This 28<sup>th</sup> day of October, 2022  
Notary Public [Signature]



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)