

# UNOFFICIAL COPY

**Quitclaim Deed  
ILLINOIS STATUTORY**

**Prepared By and Mail To:  
Nicole Roth, Esq.  
6306 N Cicero Ave.  
Chicago, IL 60646**



Doc# 2302722009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/27/2023 10:12 AM PG: 1 OF 5

THE GRANTOR(S), MARGARET WOO, ANNA WOO CHONG, AND MANSIE WOO, SUCCESSOR TRUSTEES OF THE AMMDTS TRUST, DATED AUGUST 23, 2012 of the City of Chicago, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and quitclaim(s) to Margaret Woo, a married woman of 3120 S Wells Street, Chicago, IL a one Fifth (1/5) interest in the property, Anna Woo Chong, a married woman of 2208 State Street, Santa Barbara, California, a one Fifth (1/5) interest in the property, Douglas B. Woo, a married man of 2922 S Farrell Street, Chicago, IL a one Fifth (1/5) interest in the property, Thomas Woo, a married man of 3120 S Wells Street, Chicago, IL a one fifth (1/5) interest in the property, and Stan Woo, a married man of 336 A W 23<sup>rd</sup> Place, Chicago, IL a one fifth (1/5) interest in the property, as tenants in common, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 63 IN WALLER'S SUBDIVISION OF THE NORTH 1/8 122/1000 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


**SUBJECT TO: Covenants, conditions and restrictions of records, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022**

Permanent Real Estate Index Number(s): 17-28-209-049-0000

Address of Real Estate: 2240 S WENTWORTH AVE, CHICAGO, IL

This is not a homestead property.

Dated this December day of 27, 2022

  
MARGARET WOO TRUSTEE, AMMDTS TRUST, DATED AUGUST 23, 2012

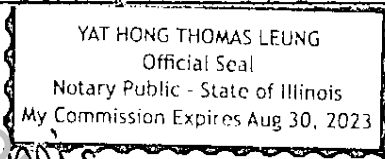
  
MANSIE WOO, TRUSTEE, AMMDTS TRUST, DATED AUGUST 23, 2012

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MARGARET WOO personally known to me to be the person 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 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 27<sup>th</sup> day of DECEMBER, 2022

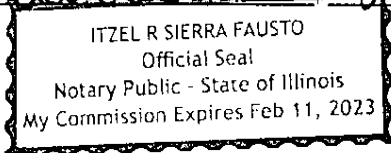


Yat Hong Thomas Leung  
(Notary Public)

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MANSIE WOO personally known to me to be the person 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 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 22nd day of December, 2022



Itzel R Sierra Fausto  
(Notary Public)

Exempt under Real Estate Tax Law 35 ILCS 200/31-45 sub par E

Date: 12-27-22 Sign: Margaret Woo

Name and Address of Taxpayer:  
Margaret Woo  
3120 S Wells Street  
Chicago, IL 60616

REAL ESTATE TRANSFER TAX		27-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-28-209-049-0000 | 20230101640092 | 1-446-790-992

REAL ESTATE TRANSFER TAX		27-Jan-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-28-209-049-0000 | 20230101640092 | 1-377-683-280

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



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## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

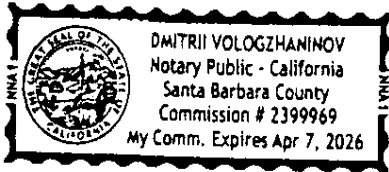
State of California

County of Santa Barbara }

On 21<sup>st</sup> of December, 2022 before me, Dmitrii Vologzhaninov, Notary Public

personally appeared Anna Woo Chong  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Quitclaim Deed (Illinois Statutory)

Document Date: No date Number of Pages: Three

Signer(s) Other Than Named Above: Margaret Woo; Mansie Woo

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

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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 | 30 | 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:

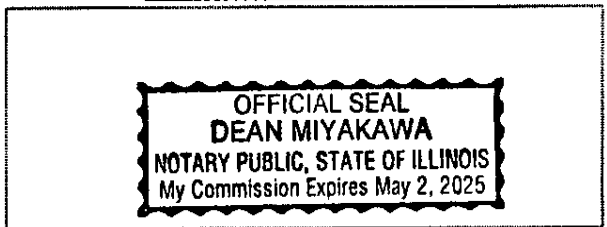
Dean Miyakawa

By the said (Name of Grantor): Margaret Wood, LLC

On this date of: 12 | 30 | 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 | 30 | 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:

Dean Miyakawa

By the said (Name of Grantee): Margaret Wood, LLC

On this date of: 12 | 30 | 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)**)