

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTOR JIAN YING CHEN, a single woman, WEN JUN NORMAN CHEN, a married man, and HENRY CHEN, a single man, as heirs at law of the Estate of ZHUO HAI CHEN, deceased, 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:

Doc#: 2303813169 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2023 10:50 AM Pg: 1 of 3

Dec ID 20230201644578
ST/CO Stamp 1-597-331-280
City Stamp 1-473-828-688

WENSI CHEN, a single woman,

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

Chicago Title 22LS03268LP 1 of 4

THE WEST 28 FEET OF THE EAST 28 FEET 8 3/4 INCHES OF LOT 10 IN ASSESSORS DIVISION OF PART OF THE EAST 1/2 OF BLOCK 16 IN SOUTH BRANCH ADDITION TO CHICAGO, IN SECTION 28. TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 10. 1861 IN BOOK 161 OF MAPS, PAGE 36, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 508 WEST 26TH STREET, CHICAGO, IL 60616

P.I.N. 17-28-127-019-0000

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

Dated this 26th day of October, 2022

Jian Ying Chen
JIAN-YING CHEN individually
and as heir

Wen Jun Norman Chen
WEN JUN NORMAN CHEN

Henry Chen
HENRY CHEN

PROPERTY IS NOT HOMESTEAD FOR WEN JUN NORMAN CHEN.

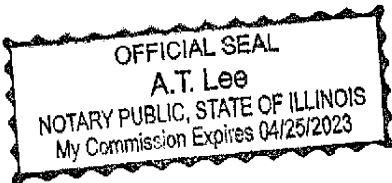
Exempt under Real Estate Transfer Tax
Law 35 ILCS 200/31-45 sub par. E &
Cook County Ord. 93-0-27 par. E

Date 10/26/2022 Sign A.T. Lee

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT JIAN YING CHEN, a single woman, is/are personally known to me to be the same person(s) whose name(s) is/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 26th day of October, 2022.



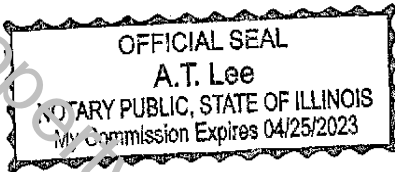
[Signature]
NOTARY PUBLIC

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT WEN JUN NORMAN CHEN, a married man, is/are personally known to me to be the same person(s) whose name(s) is/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 26th day of October, 2022.




NOTARY PUBLIC

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT HENRY CHEN, a single man, is/are personally known to me to be the same person(s) whose name(s) is/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 26th day of October, 2022.




NOTARY PUBLIC

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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: 10 | 26 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

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

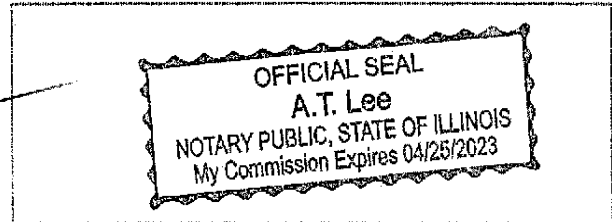
Subscribed and sworn to before me, Name of Notary Public: A.T. Lee

By the said (Name of Grantor): Wen Jun Norman Chan

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 26 | 2022

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: 10 | 26 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

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

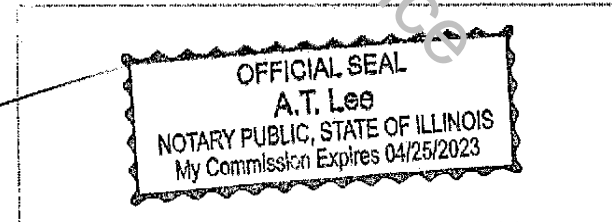
Subscribed and sworn to before me, Name of Notary Public: A.T. Lee

By the said (Name of Grantee): Wensi Chan

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 26 | 2022

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))