

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTOR TOND OIR MUY and YUN DI MEI, husband and wife, 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# 2303957038 Fee \$88.00

TOND OIR MUY and YUNDI MEI, husband and wife, YUHAO MEI, a single man, and BILLY MEI, a single man,

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2023 02:17 PM PG: 1 OF 3

As JOINT TENANTS, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED.

COMMONLY KNOWN AS 335A W. 23RD STREET, CHICAGO, IL 60616

P.I.N. 17-28-212-034-1001

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

Dated this 12th day of January, 2023

Tond Oir Muy
TOND OIR MUY

Yundi Mei
YUNDI MEI

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

Date 1/12/2023 Sign Tond Oir Muy

REAL ESTATE TRANSFER TAX	08-Feb-2023
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



17-28-212-034-1001 | 20230101633170 | 0-879-703-888
* Total does not include any applicable penalty or interest due.

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT TOND OIR MUY and YUNDI MEI, 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 12th day of January, 2023.



[Signature]
NOTARY PUBLIC

Prepared by and Mail to: A.T. Alexandra Lee, Attorney at Law, 27 N. Wacker Drive, Unit 129, Chicago, IL 60606
Send Subsequent Tax Bills to: Tond Oir Muy, 335A W. 23rd Street, Chicago, IL 60616



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LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NO. 335A IN ORIENTAL TERRACES CONDOMINIUM NO. 335 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 18 IN ALLEN C.L. LEE'S SUBDIVISION BEING A RESUBDIVISION IN 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. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED 13TH DAY OF DECEMBER, 1985 AS DOCUMENT NO. 85-323473 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS ESTABLISHED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS AND BYLAWS OF ORIENTAL TERRACES HOMEOWNER'S ADDITION RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 AND AMENDED BY AMENDMENT RECORDED OCTOBER 23, 1985 AS DOCUMENT 85250027 AND AS CREATED BY DEED FROM MIDAMERICA NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 18, 1986 AND KNOWN AS TRUST NO. 1722 TO ZHENGANG QJO DATED APRIL 3, 1990 AND RECORDED APRIL 11, 1990 AS DOCUMENT NO. 91163713 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		08-Feb-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-28-212-034-1001	17-28-212-034-1001	1-735-604-048

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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: 1 | 12 | 2023

SIGNATURE: Yundi Mei
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:

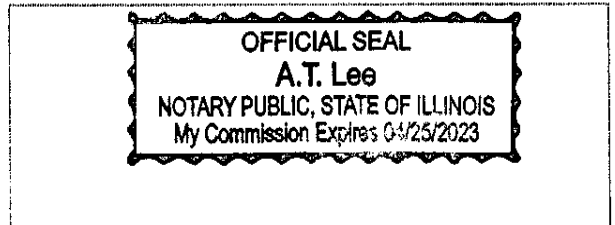
A.T. Lee

By the said (Name of Grantor): Yundi Mei

On this date of: 1 | 12 | 2023

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: 1 | 12 | 2023

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:

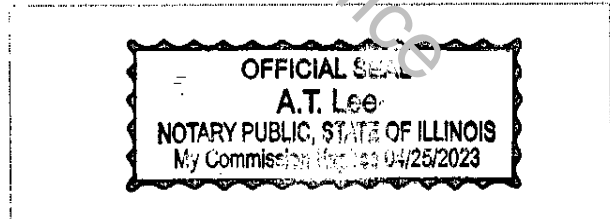
A.T. Lee

By the said (Name of Grantee): Yunhao Mei

On this date of: 1 | 12 | 2023

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)