

UNOFFICIAL COPY



QUIT CLAIM DEED

THE GRANTOR, **QI SHUN MEI** and **LI YUAN 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# 2306057015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2023 02:57 PM PG: 1 OF 3

LIN LIN MEI, a single woman,

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

SEE LEGAL DESCRIPTIONS ATTACHED.

COMMONLY KNOWN AS: 2309-D SOUTH STEWART, CHICAGO, IL 60616

PIN: 17-28-212-047-1001

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 December, 2022

Qi Shun Mei


QI SHUN MEI

Li Yuan Mei

LI YUAN 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 12/1/2022 Sign *Qi Shun Mei*

REAL ESTATE TRANSFER TAX	01-Mar-2023
	
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

STATE OF ILLINOIS)

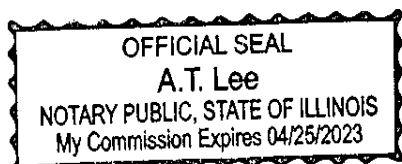
COUNTY OF COOK)

17-28-212-047-1001 | 20221201620572 | 0-622-165-840

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

I, the undersigned, a Notary Public in and for said County, in the State of Illinois. DO HEREBY CERTIFY THAT **QI SHUN MEI** and **LI YUAN MEI**, husband and wife, 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 December, 2022.



[Signature]
NOTARY PUBLIC

Prepared by and Mail to: A.T. Alexandra Lee, Attorney at Law, 2252 S. Canal, Suite 229, Chicago, IL 60616
Send Subsequent Tax Bills to: LIN LIN MEI, 2309-D SOUTH STEWART, CHICAGO, IL 60616

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LEGAL DESCRIPTIONS



PARCEL 1: UNIT 2309-2D IN ORIENTAL TERRACES CONDOMINIUM NUMBER 2309-2 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 42 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 ACCORDING TO THE PLAT THEREOF WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED THE 8TH DAY OF AUGUS, 1985, AS DOCUMENT NO. 85138995 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASTMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, DATED APRIL 8, 1985 AND RECORDED APRIL 10, 1985 AS DEOCUMENT 27506504 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 1983 AND KNOWN AS TRUST NUMBER 59315 TO BONG TING CHENG AND WOON YEN CHENG, DATED DECEMBER 5, 1986 AND RECORDED DECEMBER 11, 1986 AND RECORDED AS DOCUMENT 86591909, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2309-D SOUTH STEWART, CHICAGO, IL 60616

PIN: 17-28-212-047-1001

REAL ESTATE TRANSFER TAX		01-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL	0.00
17-28-212-047-1001	20221201620572	1-5 10-253-904

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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 | 12 | 2022

SIGNATURE: Li Yuan 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:

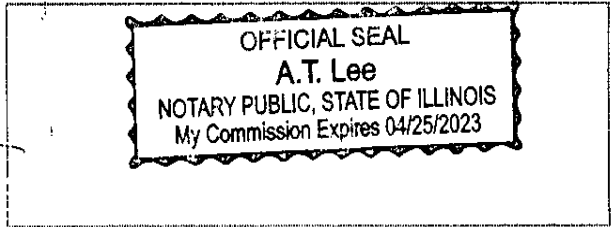
By the said (Name of Grantor): Li Yuan Mei

On this date of: 12 | 12 | 2022

NOTARY SIGNATURE: [Signature]

A. T. Lee

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 | 12 | 2022

SIGNATURE: Lin Lin Mei
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:

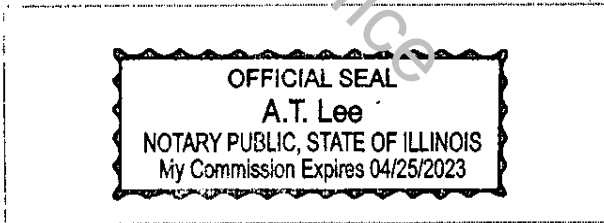
By the said (Name of Grantee): Lin Lin Mei

On this date of: 12 | 12 | 2022

NOTARY SIGNATURE: [Signature]

A. T. Lee

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)