

UNOFFICIAL COPY

Doc#: 2306246041 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2023 10:02 AM Pg: 1 of 4

QUIT CLAIM DEED

THE GRANTORS, SHENGXI D. WU and ZONGZONG TAO, husband and wife, of 1919 N. Howe Street, Chicago, Illinois 60614, for and in consideration of ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, do hereby CONVEY and QUIT CLAIM unto MONOPOLE, LLC - SERIES D, a Delaware Series Limited Liability Company, whose business address is 1919 N. Howe Street, Chicago, Illinois 60614, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Dec ID 20230201662143

City Stamp 0-357-531-472

Legal Description:

SEE ATTACHED EXHIBIT A.

Permanent Index Numbers: 17-08-222-046-1004 and 17-08-222-046-1010

Property Address: 689 N. Peoria St., Unit 2N, Chicago, Illinois 60642

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; public and utility easements; and homeowners or condominium association Declaration and by-laws, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **Grantor states and warrants that the subject property is NOT the Homestead property of Grantor or Grantor's spouse.**

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Dated this 3rd day of February 2023.

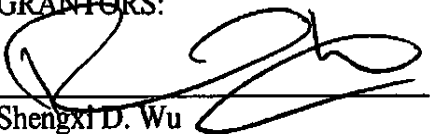


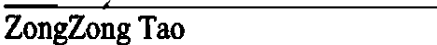
Buyer, Seller, or Representative

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In Witness Whereof, said Grantors have caused their names to be signed to these present and this conveyance to be effective this 3rd of February, 2023.

GRANTORS:

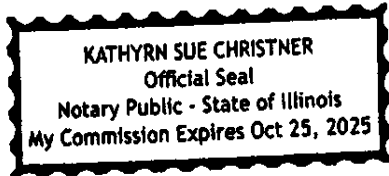

Shengxi D. Wu



ZongZong Tao

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SHENGXI D. WU and ZONGZONG TAO, personally known to me to be the same persons whose names 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 3rd day of February, 2023.




Notary Public, State of Illinois
My Commission Expires: 10/25/25.

Prepared/Mail To:
Gregory J. Bertsch
DUGGAN BERTSCH, LLC
303 W. Madison Street, Suite 1000
Chicago, Illinois 60606

Send Subsequent Tax Bills To:
Shengxi David Wu & ZongZong Tao
MONOPOLE, LLC – SERIES D
1919 N. Howe Street
Chicago, Illinois 60614

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EXHIBIT A

LEGAL DESCRIPTION

UNITS 2N AND P5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MARQUETTE ROW 689 CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0814122112, IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS.

Property Index Number: 17-08-222-046-1004; 17-08-222-046-1010

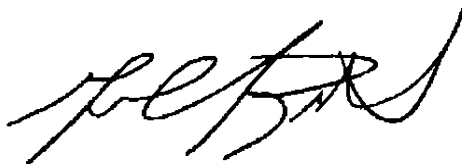
Commonly known as: 659 N. Peoria St., Unit 2N, Chicago, Illinois 60642

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

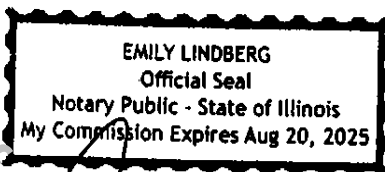
The Agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed assignment is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business 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.



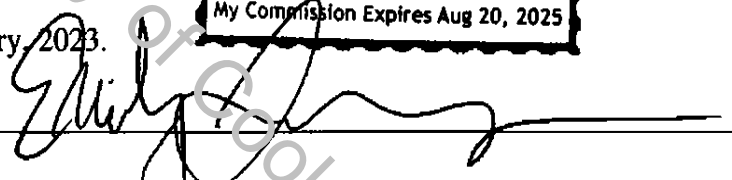
Dated: February 3, 2023.

Signature: _____
Gregory J. Bertsch, Agent

Subscribed and sworn to before
Me by the said Agent
This 3rd day of February, 2023.



NOTARY PUBLIC _____



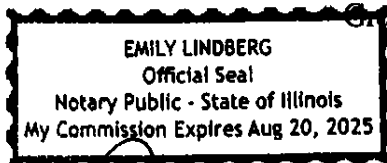
The Agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.



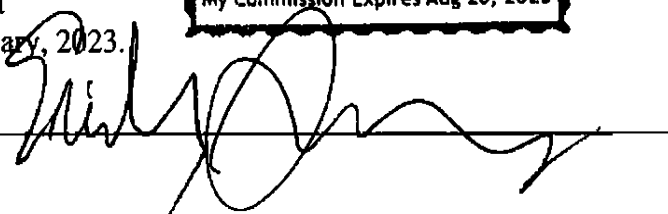
Dated: February 3, 2023.

Signature: _____
Gregory J. Bertsch, Agent

Subscribed and sworn to before
Me by the said Agent
This 3rd day of February, 2023.



NOTARY PUBLIC _____



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)