



\*2308815006D\*

Doc# 2308815006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/29/2023 10:00 AM PG: 1 OF 4

Above Space for Recorder's Use Only

THE GRANTOR, MARK XIONG, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and QUIT CLAIM DEED(s) to GRANTEES, MARK XIONG and CYNTHIA XIONG, as joint tenants with rights of survivorship, all rights, title and interest, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See page 2 for "Legal Description" attached here to and made part hereof).

SUBJECT TO: General taxes for and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Numbers: 17-22-104-038-1097

Address of Real Estate: 1345 S. Wabash Avenue, Unit 1508, Chicago, Illinois 60605

The date of this deed of conveyance is 3/10, 2023.

  
(SEAL) MARK XIONG

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

State of California, County of \_\_\_\_\_, I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that MARK XIONG 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 he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)  
(My Commission Expires \_\_\_\_\_)

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

See Attached  
Notarial Certificate


# UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 1508 IN THE 1345 S. WABASH CONDOMINIUMS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 2015 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 1511919172, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.



Permanent Real Estate Index Numbers: 17-22-104-038-1097

Address of Real Estate: 1345 S. Wabash Avenue, Unit 1508, Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX		29-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-104-038-1097 | 20230301664387 | 1-126-242-512

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


REAL ESTATE TRANSFER TAX		29-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-22-104-038-1097 | 20230301664387 | 0-276-830-416

COOK COUNTY/ILLINOIS TRANSFER STAMP

or

Exempt under provisions of Paragraph 4(e)  
Section 4, Real Estate Transfer Tax Act.



Buyer, Seller, or Representative

This instrument was prepared by:  Law Office of Roger Tsang 2912 South Wentworth Chicago, Illinois 60616	Send subsequent tax bills to:  CYNTHIA XIONG 918 61 <sup>st</sup> Street Downers grove, Illinois 60516	Recorder-mail record document to:  CYNTHIA XIONG 918 61 <sup>st</sup> Street Downers grove, Illinois 60516
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# UNOFFICIAL COPY

## ACKNOWLEDGMENT

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 Los Angeles )

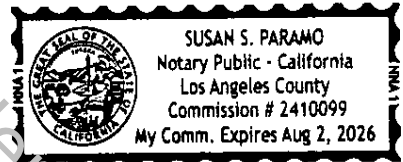
On March 10th 2023 before me, Susan S Paramo Notary Public  
(insert name and title of the officer)

personally appeared Mark Xiong,  
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 Susan S. Paramo (Seal)



# UNOFFICIAL COPY

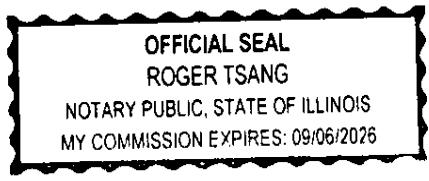
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor(s) or his/her agent(s) affirm that, to the best of his/her knowledge, 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, 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.

Date: 03.10.2023 Signature: *Wan Ch*  
Grantor or Agent

Subscribed and Sworn to before me on this 10<sup>th</sup> day of March, 2023.

*Roger Tsang*  
Notary Public

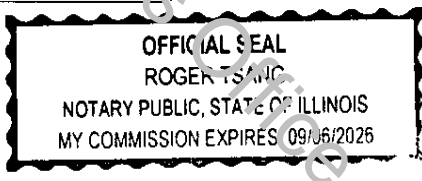


The Grantee(s) or his/her agent(s) affirm and verifies that the name of the name of the Grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date: 03.10.2023 Signature: *Wan Ch*  
Grantee or Agent

Subscribed and Sworn to before me on this 10<sup>th</sup> day of March, 2023.

*Roger Tsang*  
Notary Public



Exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.