



Doc# 2310834004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/18/2023 10:26 AM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANTORS, ZHUXIANG CHEN, a single man, and **CHENGQIANG JIANG**, a single woman, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the **GRANTEE, ZHUXIANG CHEN**, in fee title, 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: 19-11-312-026-0000

Address of Real Estate: 5216 S. Hamlin Avenue, Chicago Illinois 60632

The date of this deed of conveyance is April 13, 2023.

Zhuxiang Chen

(SEAL) ZHUXIANG CHEN

Chengqiang Jiang

(SEAL) CHENGQIANG JIANG

(SEAL)

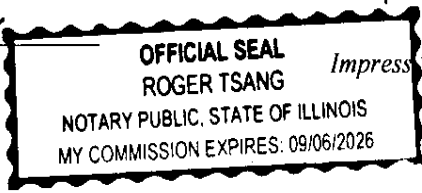
(SEAL)

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 ZHUXIANG CHEN and CHENGQIANG JIANG 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.

Given under my hand and official seal April 13, 2023.

Roger Tsang

Notary Public



Impress Seal Here (my commission expires _____)


UNOFFICIAL COPY

LEGAL DESCRIPTION



LOT 41 IN OLIVER SALINGER AND COMPANY'S 51ST STREET SUBDIVISION, BEING A RESUBDIVISION OF BLOCKS 1, 2 AND 6 OF NATHAN'S ADDITION TO ELSDON IN THE EAST THREE-FOURTHS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 19-11-312-026-0000

Address of Real Estate: 5216 S. Hamlin Avenue, Chicago Illinois 60632

REAL ESTATE TRANSFER TAX		14-Apr-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-11-312-026-0000 | 20230301683115 | 0-831-018-192
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		14-Apr-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-11-312-026-0000 | 20230301683115 | 0-548-639-952

COOK COUNTY/ILLINOIS TRANSFER STAMP

or

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

Chenxiang Chen

Buyer, Seller, or Representative

<p>This instrument was prepared by:</p> <p>Law Office of Roger Tsang 2912 South Wentworth Chicago, Illinois 60616</p>	<p>Send subsequent tax bills to:</p> <p>ZHUXIANG CHEN 5216 S. Hamlin Avenue Chicago Illinois 60632</p>	<p>Recorder-mail recorded document to:</p> <p>ZHUXIANG CHEN 5216 S. Hamlin Avenue Chicago Illinois 60632</p>
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UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

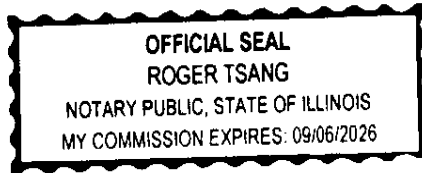
The Grantor(s) or his/her agent(s) affirm that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title 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: 04.13.2023

Signature: *Chen Baiant Jiaud*
Grantor or Agent

Subscribed and Sworn to before me on this 13th day of April, 2023.

Roger Tsang
Notary Public



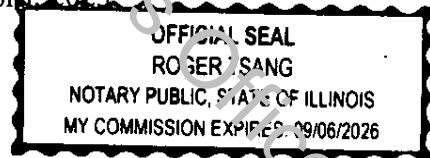
The Grantee(s) or his/her agent(s) affirm and verifies that the name of the name of the Grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to 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: 04.13.2023

Signature: *Zhuixiang Chen*
Grantee or Agent

Subscribed and Sworn to before me on this 13th day of April, 2023.

Roger Tsang
Notary Public



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