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QUITCLAIM DEED



Doc# 2317422040 Fee \$88.00

RHSP FEE:\$9.00 RPPF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/23/2023 04:17 PM PG: 1 OF 3

Property of Cook County Clerk's Office

THE GRANTOR(S), Wanchi Huang and Xiaohuan Jiang, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of \$10.00, and other good and valuable consideration in hand paid, quitclaims to Jingyi Huang, a single woman, and Jinming Huang, a single man, as tenants in common, all interests in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

LOT 44 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 21 IN THE CANAL THIRSTEES SUBDIVISION OF THE EAST 1/2 O SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SUBJECT TO the general taxes for the YEAR 2022 and thereafter, and all instruments, covenants, restrictions, easement, public and utility easement, conditions, party wall rights, and agreements, if any, applicable zoning laws, ordinances, and regulations of record, and

PIN: 17-31-406-022-0000

Address: 3522 S Marshfield Ave, Chicago IL 60609

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

Dated this 22nd day of June, 2023

REAL ESTATE TRANSFER TAX		23-Jun-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-31-406-022-0000		20230601655282 1-946-072-784

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Wanchi Huang
Wanchi Huang

Xiaohuan Jiang
Xiaohuan Jiang

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Wanchi Huang and Xiaohuan Jiang, known to me to be the same person(s) whose name(s) 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 her 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 22nd day of June, 2023.

Saichang Xu




Notary Public

Prepared by:
Law Offices of Saichang Xu
2811 S Archer Ave., Unit 1, Chicago, IL 60608

Mail to and Send Tax Bill To:
Jingyi Huang and Jinming Huang
3522 S Marshfield Ave, Chicago IL 60609

Exempt under 35 ILCS 200/31-45 paragraph E, Section 4, Real Estate Transfer Act
Date: June 21, 2023

Saichang Xu
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		23-Jun-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-31-406-022-0000 | 20230601655282 | 0-180-074-192
* Total does not include any applicable penalty or interest due.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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, 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 6/22/2023 Signature: Liao huan Jinng Wanchi Huang
Grantor or Agent

Subscribed and sworn to before me
by the said Xiaohuan Jinng and Wanchi Huang
dated June 22, 2023

Notary Public [Signature]

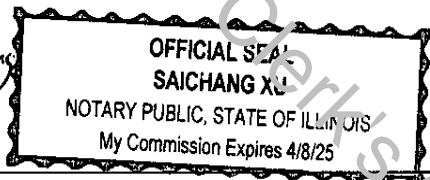


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 06/22/2023 Signature: Jinng Huang Jingyi Huang
Grantee or Agent

Subscribed and sworn to before me
by the said Jingyi Huang, Jinng Huang
dated June 22, 2023

Notary Public [Signature]



Note: 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.