

UNOFFICIAL COPY



Doc# 2318034021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/29/2023 03:22 PM PG: 1 OF 4

QUITCLAIM DEED ILLINOIS STATUTORY


THE GRANTOR, **XIONGHAI TU**, with an address of 640 Mill Circle, #205, Wheeling, IL, in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, warrants **MINRONG SONG AND SHIMING DONG**, husband and wife of 232 Willow Ave, Deerfield, Illinois, to hold As Tenants By The Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit No. 7007 – 7 in the Glens of Schaumburg Condominium as delineated on the survey of the following described Real Estate: That part of the West 7/8 of the Northwest ¼ of Section 32, Township 41 North, Range 10 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 86243609 together with its undivided Percentage of Interest in the Common Elements.

Common Address: 1520 Commodore Ln., #7, Schaumburg, IL 60193
PIN: 07-32-100-041-1059

SUBJECT TO Easements, covenants, conditions and restrictions of record; existing or hereafter imposed special tax or assessment, general real estate taxes for the year 2021 and 2022 and subsequent years thereafter; covenants conditions and restrictions of record, condominium declaration, and as amended; a party wall and party wall agreements; rules and regulations; building lines and easements; liens or encumbrances caused by the grantees; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this the 23rd day of June 2023


Xionghai Tu

REAL ESTATE TRANSFER TAX		29-Jun-2023
COUNTY:		104.75
ILLINOIS:		209.50
TOTAL:		314.25
07-32-100-041-1059 20230601660966 1-087-999-696		

STATE OF ILLINOIS, COUNTY OF COOK

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AFFIDAVIT OF TITLE COVENANT AND WARRANTY

STATE OF ILLINOIS)
) SS
 COUNTY of COOK)

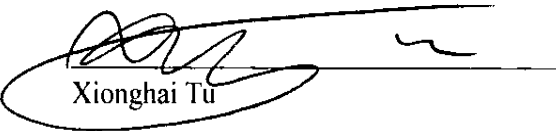
The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantees hereinafter named: to **MINRONG SONG AND SHIMING DONG**. That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated June 2022 to **MINRONG SONG AND SHIMING DONG**, grantees, conveying the following described premises:

Unit No. 7007 - 7 in the Glens of Schaumburg Condominium as delineated on the survey of the following described Real Estate: That part of the West 7/8 of the Northwest 1/4 of Section 32, Township 41 North, Range 10 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 86243609 together with its undivided Percentage of Interest in the Common Elements.

That no labor or material furnished for premises within the last four months that is not fully paid.

Affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

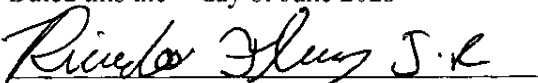
Dated this the day of June 2023

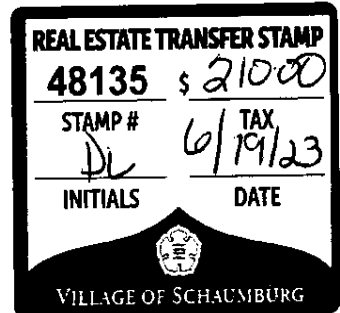
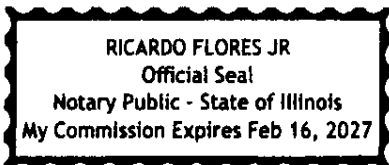

 Xionghai Tu

STATE OF ILLINOIS, COUNT OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid Xionghai Tu, personally 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 their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated this the day of June 2023

 (Notary Public)



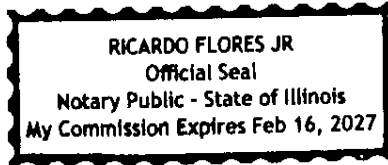
UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid Xionghai Tu, personally 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 their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated this the 23rd day of June 2023

Ricardo Flores Jr (Notary Public)

Prepared by:
Xionghai Tu
640 Mill Circle #205
Wheeling, IL 60090



When Recorded, Mail to:
Minrong Song and Shiming Dong
232 Willow Avenue
Deerfield, IL 60015

Name and Address of Taxpayer:
Minrong Song and Shiming Dong
232 Willow Avenue
Deerfield, IL 60015

Property of Cook County Clerk's Office

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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: 06 | 27 | 2023

SIGNATURE: [Signature]
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:

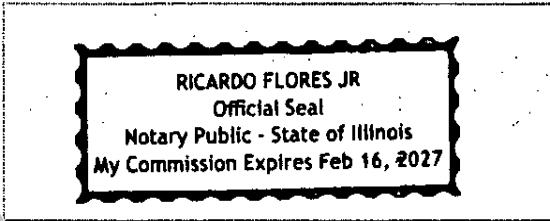
Ricardo Flores J.R.

By the said (Name of Grantor): Xiangmo TV

AFFIX NOTARY STAMP BELOW

On this date of: 06 | 27 | 2023

NOTARY SIGNATURE: [Signature]



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: 06 | 27 | 2023

SIGNATURE: [Signature]
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:

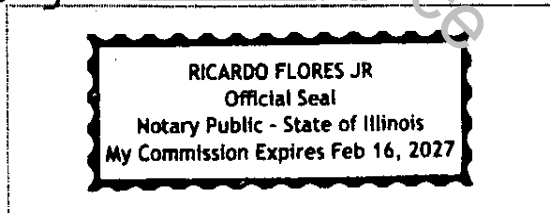
Ricardo Flores J.R.

By the said (Name of Grantee): Shiming Deng, Minrong Song

AFFIX NOTARY STAMP BELOW

On this date of: 06 | 27 | 2023

NOTARY SIGNATURE: [Signature]



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)**