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QUITCLAIM DEED



Doc# 2320134020 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREH A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/20/2023 01:36 PM PG: 1 OF 3

THE GRANTOR(S), ZHUO HUA CHEN and KING FONG NG, 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 Simon Chen, a single man of the City of Mislaveka, St. Joseph County, State of Indiana, in fee simple, all interests in the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

UNIT NO. 2307-3E IN ORIENTAL TERRACES CONDOMINIUM NO. 2307-3 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 36 IN ALLEN C L LEE'S SUBDIVISION BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECOFDED 26TH DAY OF NOVEMBER, 1985, AS DOCUMENT NO. 85-298546 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS ESTAPLISHED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, RESTRICTIONS CONDITIONS AND EASEMENTS AND BY-LAWS OF ORIENTAL TERRACES HOMEOWNER'S ASSOCIATION RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 AND AMENDED BY AMENDMENT RECORDED OCTOBER 23, 1985 AS DOCUMENT 85250027 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN, OVER, UPON AND TO THE COMMON AREA (AS DEFINED IN THE AFORESAID DECLARATION).

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 20-Jul-2023

PIN: 17-28-212-042-1001

Address: 2307 S Stewart, APT E, Chicago IL 60616

DO CONT

REAL ESTATE TRANSFER TAX 0.00 CHICAGO: 0.00 CTA: 0.00 * TOTAL:

17-28-212-042-1001 | 20230701672418 | 1-345-409-488

Total does not include any applicable penalty or interest due.

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

Dated this 7th day of July, 2023	/ ^
The Two Chem	ling tong N
ZHUO HUA CHEN	KING FONG NG
STATE OF ILLINO'S)
0,) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ZHUO HUA CHEN and KING FONG NG, 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 7th day of July 2023.



Notary Public

Prepared by:

Law Offices of Saichang Xu

COUNTY OF COOK

2811 S Archer Ave., Unit 1, Chicago, IL 60608

Mail to and Send Tax Bill To:

Simon Chen

2307 S Stewart, APT E, Chicago IL 60616

Exempt under 35 ILCS 200/31-45 paragraph E, Section 4, Real Estate Transfer Ac

Date: July 7, 2023

Signature of Buyer Seller or Representative

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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.

Dater 7/7/2023 Signature: Shirthu	a Clem fing Found
Co.	Grantor or Agent
Subscribed and sworn to before me	
by the said Ztan than Chen and king For Ny	OFFICIAL SEAL
dated 7/7/2/23	SAICHANG XU
Notary Public	NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 4/8/25
The grantee or his agent affirms and verifies that the name of t	the grantee shown on the deed or
assignment of beneficial interest in a lend trust is either a natural	person, an Illinois corporation or
foreign corporation authorized to do business or acquire and ho	
partnership authorized to do business or acquire and hold title	
entity recognized as a person and authorized to do business or ac	
laws of the State of Illinois	equire this to rear estate under the

Subscribed and sworn to before me

by the said Saichans Xn

Dated 7/7/202)

Notary Public

OFFICIAL BEAL
I'A NOIN LI
NOTARY PULCE, STATE OF ILLINOIS
MY COMMISSION EXCIPES June 20, 2027

Grantee or Agent

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.

Signature:

(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.