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QUITCLAIM DEED



2320134020

Doc# 2320134020 Fee \$88.00

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

KAREN 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 Mishawaka, 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 RECORDED 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 ESTABLISHED 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

PIN: 17-28-212-042-1001

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

REAL ESTATE TRANSFER TAX

20-Jul-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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

* 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 7/7/2023 Signature: *Saichang Xu King Fong Ng*
Grantor or Agent

Subscribed and sworn to before me
by the said *Saichang Xu and King Fong Ng*
dated 7/7/2023

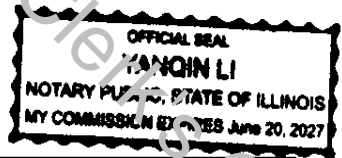


Notary Public *[Signature]*

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 7/7/2023 Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me
by the said *Saichang Xu*
dated 7/7/2023



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.