

# UNOFFICIAL COPY

QUITCLAIM DEED



\*2323722044\*

Doc# 2323722044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2023 03:03 PM PG: 1 OF 3

Property of Cook County Clerk's Office

THE GRANTOR(S), Jian Ying Lin, married to Kai Mei Chen, of 419 W Cermak Rd APT 3C, Chicago IL 60616, for and in consideration of \$10.00, and other good and valuable consideration in hand paid, quitclaims to Quan Chen, a married man, of 419 W Cermak Rd APT 3C, Chicago IL 60616, all interests in the following described Real Estate situated in the County of Cook , State of Illinois, to wit:

UNIT 3C IN THE CERMAK AND STEWART CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 31, 32, 33, 34 AND 35 (EXCEPT THE PART OF SAID LOTS 31 TO 35 TAKEN FOR WIDENING 22<sup>ND</sup> STREET) IN CRANE'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010304949, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL 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: 17-28-105-028-1011

Address: 419 W Cermak Rd APT 3C, Chicago IL 60616

REAL ESTATE TRANSFER TAX

25-Aug-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-28-105-028-1011

| 20230801609456 | 1-335-383-504

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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 24<sup>th</sup> day of August 2023

JIAN YING LIN

KAI MEI CHEN

Jian Ying Lin

Kai Mei Chen, for the Purpose of Waiving Homestead Right

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COCK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jian Ying Lin and Kai Mei Chen 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 24<sup>th</sup> day of August 2023.



[Signature]  
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:  
Quan Chen  
419 W Cermak Rd APT 3C, Chicago IL 60616

Quan chen

Exempt under 35 ILCS 200/31-45 paragraph E, Section 4, Real Estate Transfer Act  
Date: August 22, 2023

Quan chen

Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		25-Aug-2023
	CHICAGO:	0.00
	CTA:	1.50
	TOTAL:	1.50 *

17-28-105-028-1011 | 20230801609456 | 1-959-499-216

\* 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 08/24/2023 Signature: JIAN YING LIN  
Grantor or Agent

Subscribed and sworn to before me  
by the said Jian Ying Lin  
dated 8/24/2023

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 08/24/2023 Signature: Quan Chen  
Grantee or Agent

Subscribed and sworn to before me  
by the said Quan Chen  
dated 8/24/2023

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.**