

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTOR, LIHUA LIU a/k/a LI HUA LIU, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEYS AND QUITCLAIMS to:

LIHUA LIU LIVING TRUST DATED ~~2023~~ AUGUST 9, 2023

IN FEE SIMPLE, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc# 2323722050 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2023 03:23 PM PG: 1 OF 3

LEGAL DESCRIPTION ATTACHED.

Permanent Tax #: 19-01-302-025-0000

Common Address: 4342 S. ALBANY, CHICAGO, IL 60632

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

Dated this 9th day of August, 2023

LIHUA LIU a/k/a LI HUA LIU

Exempt under Real Estate Transfer Tax
Law 35 ILCS 200/31-45 sub par. e &
Cook County Ord. 93-0-27 par. g

Date 8/9/2023 Sign

REAL ESTATE TRANSFER TAX

25-Aug-2023



CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00 *

19-01-302-025-0000 | 20230801603586 | 0-723-490-256

* Total does not include any applicable penalty or interest due.

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT LIHUA LIU a/k/a LI HUA LIU is/are personally known to me to be the same person(s) whose name(s) is/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.

Given under my hand and official seal, this 9th day of August, 2023.



NOTARY PUBLIC

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LEGAL DESCRIPTION



LOT 68 IN SEVERIN'S SUBDIVISION OF BLOCK 16 IN HART L. STEWART'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOS.

Permanent Tax #: 19-01-302-025-0000

Common Address: 4342 S. ALBANY, CHICAGO, IL 60632

Property of Cook County Clerk's Office

Prepared by and Mail to: A.T. Alexandra Lee, Attorney at Law, 2252 S. Canal, Suite 229, Chicago, IL 60616
Send Subsequent Tax Bills to: Li Hua Liu, 4342 S. Albany, Chicago, IL 60632

REAL ESTATE TRANSFER TAX		25-Aug-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
19-01-302-025-0000	20230801603586	0-440-309-200

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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: 8 | 9 | 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:

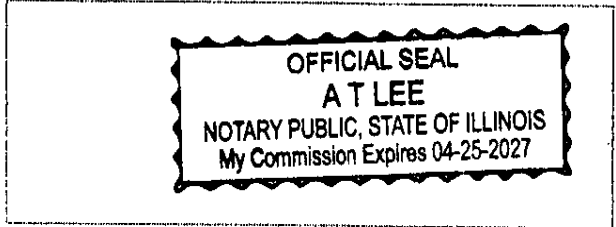
A-T. LEE

By the said (Name of Grantor): Lihua Liu

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 9 | 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: 8 | 9 | 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:

A-T. LEE

By the said (Name of Grantee): Lihua Liu

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 9 | 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)