

UNOFFICIAL COPY



QUIT CLAIM DEED

THE GRANTOR CARMEN KAN, a married 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:

Doc# 2325534035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/12/2023 02:06 PM PG: 1 OF 3

CARMEN KAN LIVING TRUST
DATED August 31, 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:

SEE LEGAL DESCRIPTION ATTACHED.

Permanent Index Number (PIN): 17-16-419-004-1097

Commonly Known Address: 899 S Plymouth Court, Unit 1007, Chicago, IL 60605

Dated this 31st day of August, 2023

CARMEN KAN

Exempt under Real Estate Transfer Tax
Law 35 ILCS 200/31-45 sub par. e &
Cook County Ord. 93-027 par. e

31 Aug 2023
Date _____ Sign _____

REAL ESTATE TRANSFER TAX		12-Sep-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

17-16-419-004-1097 | 20230901617564 | 0-782-183-888

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

PROPERTY IS NOT HOMESTEAD FOR GRANTOR

STATE OF ILLINOIS)
COUNTY OF COOK) ss

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, CARMEN KAN, is/are personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as his/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, this 31st day of August, 2023.



NOTARY PUBLIC

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: Carmen Kan, ~~899 S. Plymouth Court, Unit 1007~~ Chicago, IL 60605

820 S. PARK TER, APT 807

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LEGAL DESCRIPTION



Unit 1007 in the 899 South Plymouth Court Condominium, as delineated on a survey of the following described real estate:

The part of Lot 2 in Block 1 in Dearborn Park Unit Number 1, being a Resubdivision of Sundry Lots and Vacated Streets and Alleys in and adjoining Blocks 127 to 134, both inclusive, in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois described as follows: Beginning at the Southwest corner of Lot 2 in said Block 1 in Dearborn Park Unit Number 1; thence Northerly along the West line of said Lot 2 for a distance of 155.33 feet; thence Easterly along a line which forms an angle of 90 degrees to the right of the prolongation of the last described line a distance of 222.45 feet to a *point on the Easterly line of said Lot 2; thence Southerly along the Easterly line of said Lot 2 a distance of 155.86 feet to the Southeast corner of said Lot 2; thence Westerly along the Southerly line of said Lot 2 a distance of 222.15 feet to the point of beginning in Cook County, Illinois.

Which survey is attached as "Exhibit A-2" to the Declaration of Condominium recorded as Document 25722540 together with its divided percentage interest in the common elements.

Permanent Index Number (P.N.) 17-16-419-004-1097

Commonly Known Address: 899 S. Plymouth Court, Unit 1007, IL 60605

REAL ESTATE TRANSFER TAX		12-Sep-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-16-419-004-1097	20230901617564	2-013-736-400

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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 | 31 | 2023

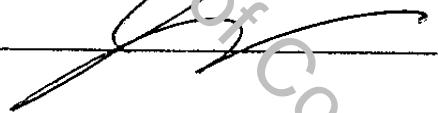
SIGNATURE: 
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

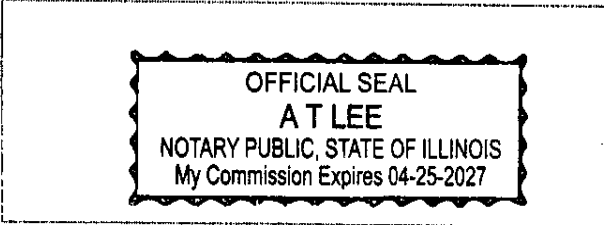
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Carmen Kan

On this date of: 8 | 31 | 2023

NOTARY SIGNATURE: 


AFFIX NOTARY STAMP BELOW



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 | 31 | 2023

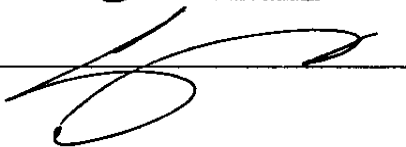
SIGNATURE: 
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

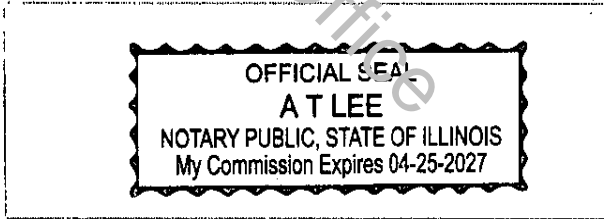
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Carmen Kan

On this date of: 8 | 31 | 2023

NOTARY SIGNATURE: 

AFFIX NOTARY STAMP BELOW



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)