## **UNOFFICIAL COPY**

### QUIT CLAIM DEBD

Jean Tzu-Yin Chen (a/k/a Jean Chen), 61 King Drive, Streamwood, IL 60107 ("Grantor"), for good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS all of my right, title and interest, being an undivided 1/2 interest to:

Doc#. 2330641210 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 11/02/2023 03:01 PM Pg: 1 of 5

Dec ID 20231101664699 ST/CO Stamp 1-743-349-712

Melvin Yee-Sang Hall and Jean Tzu-Yin Chen, Trustees of the Blackstone Trust dated 04/14/2023

the following described Feal Estate situated in the County of Cook, State of Illinois:

The Southeasterly 35.41 Feet of Lot 224 in the Meadows South Phase IV, being a Subdivision in Party of the North 1/2 of Section 25, Fewnship 41 North, Range 9, East of the Third Principal Meridian, and recorded December 07, 198° as Document No. 89584505, in Cook County, Illinois

Address: 61 King Drive, Streamwood, IL 60107

PIN: 06-25-122-047-0000

### \*\*THIS PROPERTY IS NOT HOMESTEAD WITH PLSPECT TO GRANTOR\*\*

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; building lines and easements.

Hereby releasing and waiving all rights under and by virtue of the Ho nes ead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned has executed this General Warranty Deed on October 2023.

Jean Tzu-Yin Chen (a/k/a Jean Chen)

### **UNOFFICIAL COPY**

State of Illinois )
SS.
County of Cook )

I, Donald A. Hitzel, Jr., a notary public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Jean Tzu-Yin Chen (a/k/a Jean Chen) ("Grantor"), identified on the basis of identification documents, subscribed to the foregoing QUIT CLAIM DEED, and acknowledged that Grantor signed, sealed and delivered the QUIT CLAIM DEED as Grantor's 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 notarial seal on October \_

20

2023

OFFICIAL SEAL
DONALD A HITZEL JR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COLMISSION EXPIRES: 6/24/2625

Mywagat W

I CERTIFY THAT THIS CONVEYANCE IS EXEMPT UNDER PARAGRAPH E, SECTION 4 ØF THE REAL ESTATE TRANSFER TAX ACT OF ILLINOIS

Jean Tzu-Xin Chen

Date: October 20

, 2023

THIS INSTRUMENT WAS PREPARED BY:

Donald A. Hitzel, Jr. 1700 Peach Lane Schaumburg, Illinois 60194-2249

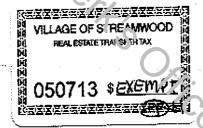
AFTER RECORDING MAIL TO:

Jean Tzu-Yin Chen 61 King Drive Streamwood, IL 60107

MAIL TAX BILL TO:

Jean Tzu-Yin Chen 61 King Drive Streamwood, IL 60107

\2023\chen\deed.D01



# Docusign Envelope 1D: 370E115D-F30B-4EB1-A738-1E49229998297- | CIAL COPY

### **PLAT ACT AFFIDAVIT**

ST	TATE OF	Escrow No.: 23GNW197626VH
	OUNTY OF Cook	_
re:	nijun Wang and Jingling Qu, husband and sides at 61 King Drive, Streamwood, IL ( ne of the following reasons:	d wife, as joint tenants, being duly swom on oath, states that
(1)	Said Act is not applicable as the granto	rs own no adjoining property to the premises described in said deed;
		- OR -
	the conveyance falls in one (1) of the fo July 17, 1959.	ollowing exemptions as shown by Amended Act which became effective
2.	The division or subdiration of the land involve any streets or casaments of according to the land involve any streets or casaments of according to the land involve any streets or casaments.	into parcels or tracts of five (5) acres or more in size which does not cass.
3.	The division of lots or blocks of less than new streets or easements of access.	an one (1) acre in any recorded subdivision which does not involve any
4.	The sale or exchange of parcels or lan-	hetween owners of adjoining and contiguous land.
5.	The conveyance of parcels of land or it facilities, which does involve any new si	vierests therein for use as right of way for railroads or other public utility itselfs or easement of access.
6.	The conveyance of land owned by a rateasements of access.	allroad a other public utility which does not involve any new streets or
7.	The conveyance of land for highway dedication of land for public use or instr	or other public surposes or grants or conveyances relating to the uments relating to the vacation of land impressed with a public use.
8.	Conveyances made to correct description	ons in prior conveyances.
9.	The sale or exchange of parcel or tract two parts and not involving any new stre	s of land existing on the care of the amendatory Act into no more than eets or easement of access.
CII	RCLE NUMBER ABOVE WHICH IS APP	LICABLE TO ATTACHED DEED.
Aff Co	iant further states that make ok County, Illinois, to accept the attached	s this affidavit for the purpose of indoung the Recorder of Deeds of I deed for recording.
	·	

## **UNOFFICIAL COPY**

	IN WITNESS WHEREOF, the undersigned has executed this Plat Act Affidavit this day of October, 2023.
Ą	Jean Tzu-Yin Chen (a/k/a Jean Chen)
	State of Illinois ) SS. County of Cook
	I, Donald A Hitzel, Jr., a notary public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Jean Tzu-Yin Chen (a/k/a Jean Chen), identified on the basis of identification documents, subscribed to the foregoing Plat Act Affidavit, as her free and voluntary act.
	GIVEN under my hand and notarial seal this day of October, 2023.
	Notary Public  JF/ CIAL SEAL  D. WALF A HITZEL JR  NOTARY PUBLICAS FIATE OF ILLINOIS  MY COMMISSION EXPITES: 6/24/2025
	0.

2330641210 Page: 5 of 5

## **UNOFFICIAL COPY**

#### 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 a 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: 10/20, 2023 Signature: *	
Granter's Agent SUBSCRIBED and SWORN TO	
before me by the said grantor's agent this day of October, 2023	
Notary Public  OFFICIAL SEAL DONALD A HITZEL JR NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 6/24/2025	

The grantee 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 a 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:

10/ **20** , 2023

Signature: X

Grantee's Agent

SUBSCRIBED and SWORN TO before me by the said grantee's agent

his \_\_\_\_\_ day of October, 2023

Notary Public

OFFICIAL SEAL
DONALD A HITZEL JR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 6/24/2025

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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)