

UNOFFICIAL COPY

QUIT CLAIM DEED

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

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:

Melvin Yee-Sang Hui and Jean Tzu-Yin Chen, Trustees of the Blackstone Trust dated 04/14/2023
the following described Real 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, Township 41 North, Range 9, East of the Third Principal
Meridian, and recorded December 07, 1989 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 RESPECT 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 Homestead Exemption
Laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned has executed this General Warranty Deed on
October 20, 2023.

REAL ESTATE TRANSFER TAX		01-NOV-2023	
	COUNTY:	0.00	
	ILLINOIS:	0.00	
	TOTAL:	0.00	
06-25-122-047-0000	20231101664699 1-743-349-712		

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

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**STATE OF Illinois

Escrow No.: 23GNW197626VH

COUNTY OF Cook

Zhifun Wang and Jingling Qu, husband and wife, as joint tenants, being duly sworn on oath, states that _____ resides at 61 King Drive, Streamwood, IL 60107. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.


UNOFFICIAL COPY

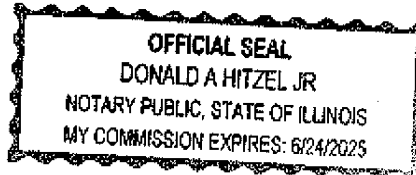
STATEMENT BY GRANTOR AND GRANTEE

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:  x
Grantor's Agent

SUBSCRIBED and SWORN TO
before me by the said grantor's agent
this _____ day of October, 2023


Notary Public

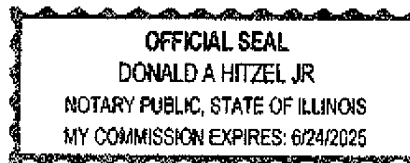


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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
this _____ day of October, 2023


Notary Public



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.)