

UNOFFICIAL COPY



AFTER RECORDING MAIL TO:

Dan Xie
2017 N Lincoln Avenue
Unit L
Chicago, IL 60614

Doc# 2334522019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/11/2023 02:58 PM PG: 1 OF 5

SEND SUBSEQUENT TAX BILLS TO:

Dan Xie
2017 N Lincoln Avenue
Unit L
Chicago, IL 60614

Above
Space for
Recorder's Use
Only

QUIT CLAIM DEED

Statutory (ILLINOIS)
General

THE GRANTORS, **Dan Xie and Jia Liu**, married to each other, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, **Convey and Quit Claim** to GRANTEE, **Dan Xie** a married man, of 2017 N Lincoln Avenue, Unit L, Chicago, Illinois, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

LEGAL DESCRIPTION

Unit D-17 in the Pointe at Lincoln Park Condominium, as delineated on a survey of the following described real estate: Parts of Blocks 29 and 30 in Canal Trustee's Subdivision in the Northwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document Number 94849915, as amended from time to time, together with it's undivided percentage interest in the common elements, in Cook County, Illinois.

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


SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2022 and subsequent years.

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Permanent Index Number(s): 14-33-132-045-1017
Property Address: 2017 N Lincoln Avenue Unit L, Chicago, IL 60614

IN WITNESS WHEREOF, Grantor Dan Xie has signed and sealed this Quit Claim Deed,

this 8th day of December 23

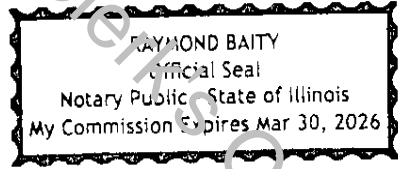

Dan Xie


STATE OF Illinois)
COUNTY OF Cook) SS
)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, Dan Xie, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of December 2023.
Commission expires: March 30, 2026



NOTARY PUBLIC
Raymond Baity



REAL ESTATE TRANSFER TAX		11-Dec-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-33-132-045-1017 | 20231201687637 | 1-356-120-112
* Total does not include any applicable penalty or interest due.

Quit Claim Deed

REAL ESTATE TRANSFER TAX		11-Dec-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

14-33-132-045-1017 | 20231201687637 | 1-283-508-224

UNOFFICIAL COPY

Permanent Index Number(s): 14-33-132-045-1017
Property Address: 2017 N Lincoln Avenue Unit L, Chicago, IL 60614

IN WITNESS WHEREOF, Grantor Jia Liu has signed and sealed this Quit Claim Deed,

this 8th day of December 2023.

Jia Liu
Jia Liu

STATE OF Illinois)
COUNTY OF Cook) SS
)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, Jia Liu, personally known to me to be the same person 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 her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of December 2023.

[Signature]

Commission expires: March 30, 2026

NOTARY PUBLIC

Exempt under 35 ILCS 200/31-45
Paragraph: E Section:
of the Real Estate Transfer Act
Dated: 12-08/2023



[Signature]
Signature of Buyer, Seller or Representative

This instrument was prepared by:
Michael H Wasserman
Law Office of Michael H. Wasserman, P.C.
105 West Madison Street, Suite 401
Chicago, Illinois 60602
(312) 726-1512
www.mhwasserman.com

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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: Dec 8, 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:

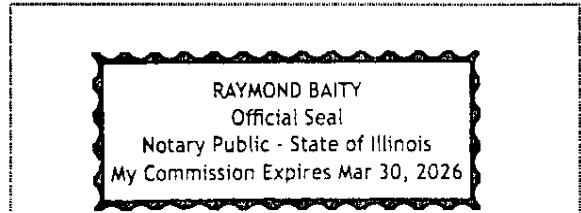
Raymond Baity

By the said (Name of Grantor): Don Xie

AFFIX NOTARY STAMP BELOW

On this date of: Dec 8th, 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: Dec 8, 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:

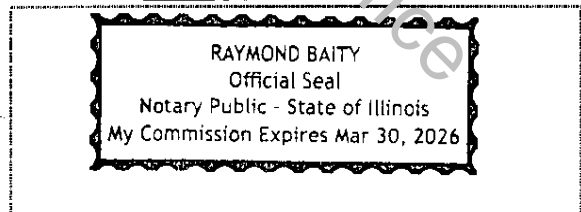
Raymond Baity

By the said (Name of Grantee): Don Xie

AFFIX NOTARY STAMP BELOW

On this date of: Dec 8th, 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)**)

UNOFFICIAL COPY

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: Dec 8, 2023

SIGNATURE: Jia Liu
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:

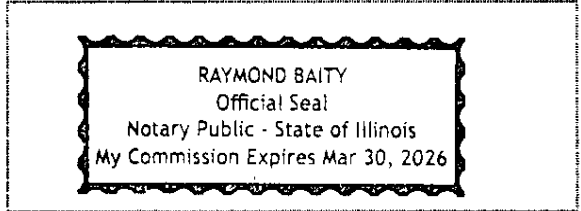
Raymond Baity

By the said (Name of Grantor): Jia Liu

On this date of: Dec 8th, 2023

NOTARY SIGNATURE: [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: Dec 8, 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:

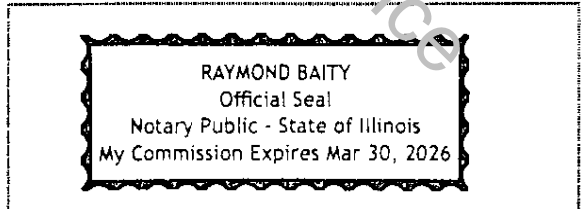
Raymond Baity

By the said (Name of Grantee): Dan Xie

On this date of: Dec 8th, 2023

NOTARY SIGNATURE: [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.

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