

# UNOFFICIAL COPY



\*2335515025D\*

**Prepared By:**

Ms. Theresa F. Shen  
900 Yale St  
Wilmette, Illinois 60091

Doc# 2335515025 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2023 11:33 AM PG: 1 OF 5

**After Recording Return To:**

Michael Fong Shen  
900 Yale St  
Wilmette, Illinois 60091

TAX PARCEL ID #: 05-28-313-013-0000

## QUIT CLAIM DEED

**BE IT KNOWN BY ALL**, that Chah-Moh and Theresa F. Shen ("Grantor"), whose address is 900 Yale St., Wilmette, Illinois 60091, hereby **REMISE, RELEASE AND FOREVER QUIT CLAIM TO** Mr. Michael Fong Shen ("Grantee"), whose address is 900 Yale St, Wilmette, Illinois 60091, all right, title, interest and claim to the following real estate property located at 900 Yale St in the City/Township of Wilmette, located in the County of Cook and State of Illinois, and ZIP code of 60091, to-wit:

Property having Lot No. 05-28-313-013-0000, with the Section No. 05-28-313-013-0000, and having the following description: LOT 11 IN BLOCK 3 IN NORTH SHORE CREST SUBDIVISION NO.2, BEING A SUBDIVISION OF THE WEST 2/3 OF LOTS 9, 10 AND 11 IN THE SUBDIVISION OF THE SOUTH 100 ACRES OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**FOR VALUABLE CONSIDERATION**, in the amount of \$10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

**BE IT FURTHER KNOWN**, that this transfer shall be effective as of 01/30/2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's or Authorized Representative's Signature) Theresa F. Shen

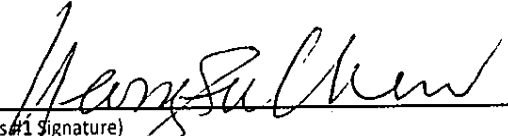
CHAH MOH SHEN by

(Grantor's or Authorized Representative's Signature) Chah-Moh Shen

(Grantee's or Authorized Representative's Signature) Michael Fong Shen

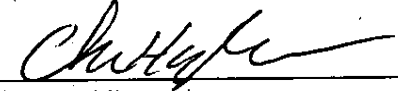
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Signed in our presence:

  
(Witness #1 Signature)

Yeongfu Chen

(FIRST WITNESS NAME TYPED)

  
(Witness #2 Signature)

Chi Hwa Wang Su

(SECOND WITNESS NAME TYPED)

**Grantee's Address:**

Mr. Michael Fong Shen  
900 Yale St  
Wilmette, Illinois 60091

**Grantor's Address:**

Ms. Theresa F. Shen  
900 Yale St.  
Wilmette, Illinois 60091

**Mail Subsequent Tax Bills To:**

Michael F. Shen  
900 Yale St  
Wilmette, Illinois 60091

Exempt under 35 ILCS 200/31-45  
Paragraph E Section 4  
Real Estate Transfer Act

**REAL ESTATE TRANSFER TAX**



21-Dec-2023  
COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

05-28-313-013-0000

20231201600124 | 1-440-247-856

Property of Cook County Clerk's Office

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STATE OF ILLINOIS

) SS.

COUNTY OF COOK

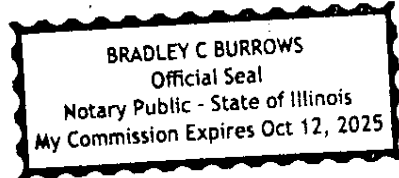
The foregoing Quit Claim Deed was acknowledged before me on 01/30/2023 Ms. Theresa F. Shen, who is personally known to me or who have produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed, and delivered in the presence of:



(Signature of Notary)



Bradley Burrows

(Printed Notary Name) Cook, Illinois

My Commission expires:

10/12/2025

COOK, ILLINOIS

Property Of Cook County Clerk's Office

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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: 12 | 21 | 2023

SIGNATURE: *Theresa F. Shea*  
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:

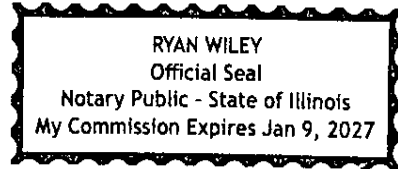
*Ryan Wiley*

By the said (Name of Grantor): *Theresa F. Shea*

On this date of: 12 | 21 | 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: 12 | 21 | 2023

SIGNATURE: *Michael Shea*  
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:

*Ryan Wiley*

By the said (Name of Grantee): *Michael Shea*

On this date of: 12 | 21 | 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.

(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)**)

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Real Estate Transfer Tax  
**EXEMPT**

**Name of Buyer:**  
MICHAEL FONG SHEN

Issue Date 2/1/2023

**Revenue Stamps:**

		Qty	
Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Stamp #:	KF	2023-02-01	900 YALE ST

**Property Address:**  
900 YALE ST  
WILMETTE, IL. 60091

Property of Cook County Clerk's Office