

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY



\*2402322035\*

Doc# 2402322035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/23/2024 02:43 PM PG: 1 OF 4

THE GRANTOR(S), Michelle Y. Zeng, of the City of Chicago County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim to JEECOH, LLC, an Illinois Limited Liability Company (GRANTEE'S ADDRESS) 2817 S. Grove St., Chicago, Illinois 60608 of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

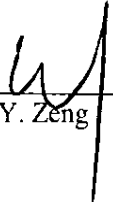
### SUBJECT TO:

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 17-32-103-055-1001

Address(es) of Real Estate: 1343 W. 31<sup>st</sup> St., Unit 1, Chicago, Illinois 60608

Dated this 30 day of August, 2023

  
Michelle Y. Zeng

### REAL ESTATE TRANSFER TAX

23-Jan-2024



CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

17-32-103-055-1001 | 20231201686327 | 2-013-531-184

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

### REAL ESTATE TRANSFER TAX

23-Jan-2024



COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

17-32-103-055-1001

| 20231201686327 | 1-174-041-648

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michelle Y. Zeng, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 30<sup>th</sup> day of August, 2023



[Signature] (Notary Public)

EXEMPT under provisions of Paragraph 31-45 Section E Real Estate Transfer Act

Date: 08/30/23

[Signature]  
Buyer, Seller or Representative

**Prepared By:** Law Office of Abid Sabeeh  
P.O. Box 542  
Streamwood, Illinois 60107

**Mail To:**  
JEEOH, LLC  
2817 S. Grove St.  
Chicago, Illinois 60608

**Name & Address of Taxpayer:**  
JEEOH, LLC  
2817 S. Grove St.  
Chicago, Illinois 60608

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## EXHIBIT A

PARCEL 1:

UNIT 1 IN THE 1343 WEST 31ST STREET CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 03134128047 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE RIGHT TO USE OF PARKING SPACE NUMBER P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 03134128047.

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## 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 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 08/31/23 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Michelle Y. Zeng dated 8/31/2023



Notary Public [Signature]

The grantee or his agent affirms and verifies that 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 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 09/08/2023 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Michael Phan dated 09/08/2023



Notary Public [Signature]

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

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**