

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTOR NAIQIONG ZHOU, a widowed woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEYS AND QUITCLAIMS to:

THE NAIQIONG ZHOU LIVING TRUST
DATED DECEMBER 27, 2023,

In FEE SIMPLE, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTIONS ATTACHED.

Permanent Index Number: 17-28-307-009-0000

Commonly known address: 461 West 27th St. Chicago, Illinois 60616



Doc# 2403010016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/30/2024 02:15 PM PG: 1 OF 3

Property of Cook County Clerk's Office

Dated this 27th day of December, 2023

NAIQIONG ZHOU

REAL ESTATE TRANSFER TAX		30-Jan-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-28-307-009-0000		20240101619590 1-635-576-880

Exempt under Real Estate Transfer Tax
Law 35 ILCS 200/31-45 sub par. e &
Cook County Ord. 93-0-27 par. e

Date 2/27/2023 Sign

REAL ESTATE TRANSFER TAX		30-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-28-307-009-0000		20240101619590 1-965-386-800

STATE OF ILLINOIS)
COUNTY OF COOK) SS

* Total does not include any applicable penalty or interest due

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, NAIQIONG ZHOU is/are personally known to me to be the same persons 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 his/her 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 27th day of December, 2023.



NOTARY PUBLIC

Prepared by and Mail to: A.T. Alexandra Lee, Attorney at Law, 2252 S. Canal, Suite 229, Chicago, IL 60616
Send Subsequent Tax Bills to: Naiqiong Zhou, 3009 S. Haynes, Chicago, IL 60608

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LEGAL DESCRIPTIONS

Lot 7 in Block 5 in David Davis' Subdivision of the North 1/2 of the East 1/2 of the Southwest 1/4 of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 17-28-307-009-0000

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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 | 27 | 2023

SIGNATURE: *Naigong Zhou*
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:

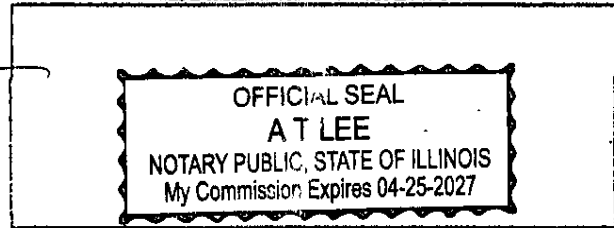
By the said (Name of Grantor): Naigong Zhou

On this date of: 12 | 27 | 2023

NOTARY SIGNATURE: *[Signature]*

A.T. Lee

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 | 27 | 2023

SIGNATURE: *Naigong Zhou*
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:

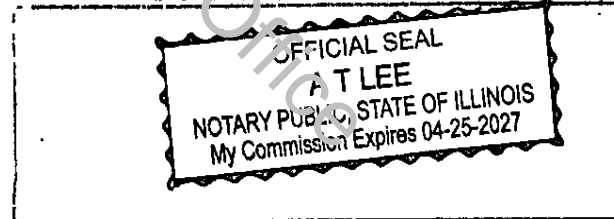
By the said (Name of Grantee): Naigong Zhou

On this date of: 12 | 27 | 2023

NOTARY SIGNATURE: *[Signature]*

A.T. Lee

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)