

UNOFFICIAL COPY

QUIT CLAIM DEED



THE GRANTOR YUK FONG CHENG and WAI MING CHENG, Husband and Wife, 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:

Doc# 2403815026 Fee \$88.00
RHSP FEE:\$18.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 02/07/2024 02:12 PM PG: 1 OF 3

YUK FONG CHENG AND WAI MING CHENG LIVING TRUST DATED
October 6, 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 DESCRIPTION ATTACHED.

Permanent Real Estate Index Number(s): 17-28-212-048-1002

Address(es) of Real Estate: 2309F South Stewart Ave., Chicago, Illinois 60616

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

Dated this *6th* day of *October*, 2023

Cheng Yuk Fong
YUK FONG CHENG

Wai Ming Cheng
WAI MING CHENG

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

Date *10/6/2023* Sign *Cheng Yuk Fong*

REAL ESTATE TRANSFER TAX		07-Feb-2024
	CHICAGO:	0.00
	CTA	0.00
	TOTAL:	0.00 *

STATE OF ILLINOIS)
COUNTY OF COOK) ss

17-28-212-048-1002 | 20231001651607 | 0-166-706-224
* 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, YUK FONG CHENG and WAI MING CHENG, 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 *6th* day of *October*, 2023.



[Signature]
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: Yuk Fong Cheng, *2309F S. STEWART*, Chicago, IL 60616

UNOFFICIAL COPY



LEGAL DESCRIPTION

Unit 2309-3F in Oriental Terraces Condominium No. 2309-3 as delineated on a survey of the following described real estate: Lot 43 in Allen C.L. Lee's subdivision being a resubdivision in the West 1/2 of the Northeast 1/4 of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded the 18th day of July, 1985, as Document No. 85-107578 together with its undivided percentage interest in the common elements.

1. Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.
2. This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.
3. Subject to Declaration of party wall rights, covenants, restrictions and easements by grantor dated the 10th day of April, A.D., 1985, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 27506504, and as amended by amendment recorded October 23, 1985 as Document No 85-250027 which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Permanent Real Estate Index Number(s): 17-28-212-048-1002

Address(es) of Real Estate: 2309F South Stewart Ave., Chicago, Illinois 60616

REAL ESTATE TRANSFER TAX		07-Feb-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-28-212-048-1002	20231001651607	0-151-616-560

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: 10 | 6 | 2023

SIGNATURE: Changyue Feng
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:

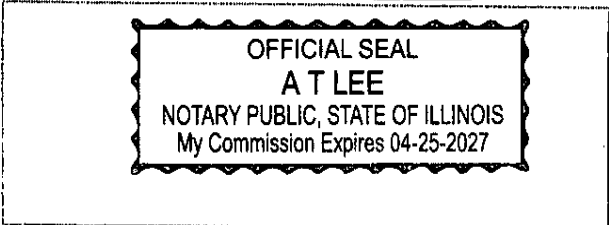
By the said (Name of Grantor): Yue Feng Cheng

On this date of: 10 | 6 | 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: 10 | 6 | 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:

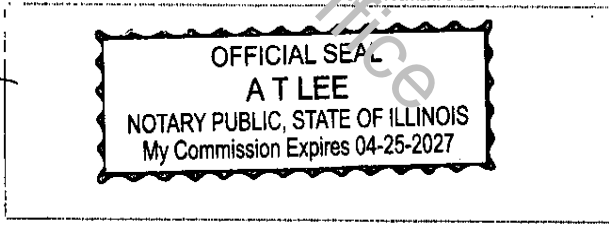
By the said (Name of Grantee): Wai Ming Cheng

On this date of: 10 | 6 | 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))