

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTOR TAMMY MEI YUEN, a married woman, and ZHAO MIN MEI and YAN LING JIANG, 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:

Undivided One-half to ANTHONY MEI, an unmarried man, and Undivided One-half to EMILY MEI, an unmarried woman,

As TENANTS IN COMMON, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

P.I.N. 17-22-310-025-1256 & 17-22-310-025-1472

COMMONLY KNOWN AS 1901 SOUTH CALUMET, UNIT 2704 & GARAGE UNIT GU-184, CHICAGO, IL 60616

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

Dated this 3rd day of April, 2024

Tammy Yuen
TAMMY MEI YUEN

Zhao Min Mei
ZHAO MIN MEI

Yan Ling Jiang
YAN LING JIANG

PROPERTY IS NOT HOMESTEAD FOR GRANTOR TAMMY MEI YUEN

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

Date _____ Sign Tammy Yuen

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

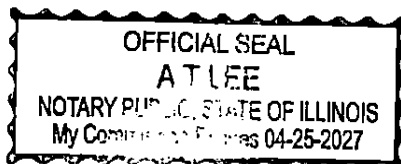
REAL ESTATE TRANSFER TAX	04-Apr-2024
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-22-310-025-1256 | 20240401669689 | 0-179-867-184

* 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 TAMMY MEI YUEN, ZHAO MIN MEI and YAN LING JIANG, is/are personally known to me to be the same person(s) whose name(s) is/are 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 3rd day of April, 2024.



A T Lee
NOTARY PUBLIC



Doc# 2409508060 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/4/2024 2:42 PM
PAGE: 1 OF 3

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LEGAL DESCRIPTION

PARCEL 1: UNITS 2704 AND GU-184 IN THE MUSEUM PARK PLACE SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF LOTS 3 AND 4 IN CORKY II'S SUBDIVISION, BEING A RESUBDIVISION OF VARIOUS LOLS AND PARTS OF LOTS IN VARIOUS SUBDIVISIONS OF FRACTIONAL SECTION 22; TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY IN SAID FRACTIONAL SECTION 22, ALL IN TOWNSHIP 3 9 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH PARTS OF LOTS 15, 16 AND 17 AND THAT PART OF LOT 18 IN BLOCK 11 OF CULVER AND OTHERS' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0924516061, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.



PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF STORAGE SPACE S-264 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0924516061.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS AND EGRESS AS CREATED BY AND SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED JUNE 21, 2006 AS DOCUMENT 0623316046.

P.I.N. 17-22-310-025-1256 & 17-22-310-025-1472

COMMONLY KNOWN AS 1901 SOUTH CALUMET, UNIT 2704 & GARAGE UNIT GU-184, CHICAGO, IL 60616

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: Anthony Mei, 1901 S. Calumet Ave., Unit 2704, Chicago, IL 60616

REAL ESTATE TRANSFER TAX		04-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-22-310-025-1256	20240401669889	0-014-618-160

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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: 4 | 3 | 20 24

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

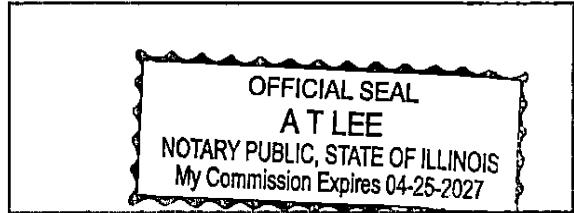
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Yan Ling Jiang

On this date of: 4 | 3 | 20 24

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: 4 | 3 | 20 24

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): Emily Mei

On this date of: 4 | 3 | 20 24

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)**)