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Doc#: 2415724159 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/5/2024 9:58 AM Pg: 1 of 4

Dec ID 20240501617969

City Stamp 1-825-338-672 City Tax \$0.00

QUIT CLAIM DEED

THE GRANTOR

Shelly Ng, an unmarried woman

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Quit Claims to Anthony Ai the interest in the following described Real Estate, to wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Subject To: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 17-09-306-032-1557

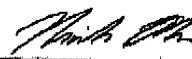
Property Address: 333 N. Canal Street, Parking Space P-227, Chicago, IL 60606

Dated this 29th day of April 2024..



Shelly Ng

This transfer is exempt pursuant to Chapter 35 ILCS 200/31-45 paragraph (e)



Ninh Ma, Attorney

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State of Illinois)
County of Cook) S.S.

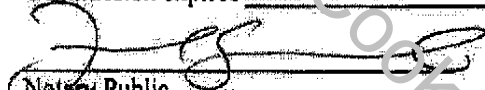
I, the undersigned, a Notary Public in and for Said County and State, DO HEREBY CERTIFY that

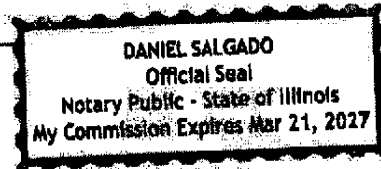
Shelly Ng

Personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments 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 29 day of April 2024.

Commission expires _____


Notary Public



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

04-Jun-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-09-306-032-1557 | 20240501617969 | 1-825-338-672

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

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Exhibit A

Legal Description

Parcel One: Unit P-227 together with its undivided percentage interest in the common elements in the Residences at Riverbend Condominium, as delineated and defined in the Declaration recorded January 4, 2002 as Document No. 0020017903, as amended from time to time, in the Southwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Two: Reciprocal cross easements as contained in Section 30 of the Declaration of Condominium recorded as Document No. 0020017903 for the use of automobile spaces and access thereto over those portions of the parking units and the common elements as described therein.

Permanent Real Estate Index Number(s): 17-09-306-032-1557

Property Address: 333 N. Canal Street, Parking Space P-227, Chicago, IL 60606

This instrument was prepared by:

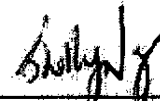
Law Office of Ninh Ma
231 S. LaSalle Street, Suite 2100
Chicago, IL 60604

Mail to and Send Subsequent tax bills to:
Anthony Ai
345 N. Canal Street, Unit 905
Chicago, IL 60606

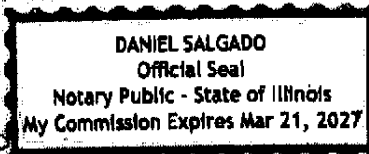
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STATEMENT BY GRANTOR AND GRANTEE

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.


Signature: 
Shelly Ng, Grantor

Subscribed and sworn to before me this 21st day of April 2024.



Notary Public 

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.

Signature: 
Anthony Ai, Grantee

Subscribed and sworn to before me 18 day of April 2024.

Notary Public 

