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Doc#: 2417602129 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/24/2024 11:34 AM Pg: 1 of 4

Dec ID 20240601635025
ST/Co Stamp 1-716-781-872 ST Tax \$0.00 CO Tax \$0.00
City Stamp 2-005-795-632 City Tax \$0.00

QUITCLAIM DEED
THE GRANTOR, Lei Huang, of
the County of Cook, State of
Illinois, for and in consideration
of TEN and 00/100 Dollars
(\$10.00), and other good and
valuable considerations in hand
paid, CONVEYS and
QUITCLAIMS unto THE
GRANTEE, Lei Huang, Trustee
of the Lei Huang Living Trust,
dated the 12th of June, 2024, all
right, title, and interest in the
following described real estate,
situated in the County of Cook
and State of Illinois, to wit:

Parcel 1:

Unit No. 307 in the 2401 North Janssen Residential Condominiums as delineated on a survey of the following described real estate: Lots 25, 26, 27, 28 and 29 in Block 1 in William Hahnes Subdivision of Lots 4 to 6 of Assessor's Division of Outlot 42 of Sheffield's Addition to Chicago in Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, taken as a tract, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded September 13, 2007, as Document No. 0725615068, together with its undivided percentage interest in the common elements, all in Cook County, Illinois, excepting therefrom the Commercial Parcel more particularly described as follows: Commercial Parcel: The following Parcel of land lying above a horizontal plane at elevation +13.43 feet (Chicago City Datum) and lying below a horizontal plane at elevation +28.43 feet (Chicago City Datum) described as follows: Beginning at the point 0.64 feet East of the Southwest corner of a tract; thence North, a distance of 5.40 feet; thence West, a distance of 0.67 feet; thence North a distance of 35.34 feet; thence East, a distance of 61.10 feet; thence South, a distance of 0.25 feet; thence East, a distance of 7.01 feet; thence North, a distance of 0.25 feet; thence East, a distance of 7.03 feet; thence South, a distance of 0.25 feet; thence East, a distance of 15.74 feet; thence North, a distance of 0.09 feet; thence East, a distance of 10.97 feet; thence South, a distance of 0.18 feet; thence East, a distance of 20.20 feet; thence South, a distance of 35.07 feet; thence West, a distance of 0.67 feet; thence South, a distance 5.34 feet; thence West, a distance of 20.05 feet; thence North, a distance of 5.37 feet; thence West, a distance of 21.27 feet; thence South a distance of 5.34 feet; thence West, a distance of 38.07 feet; thence North, a distance of 5.38 feet; thence West, a distance of 21.21 feet; thence South, a distance of 5.42 feet; thence West, a distance of 20.16 feet to the point of beginning, in Cook County Illinois.

Parcel 2:

The Exclusive right to the use of P-22, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0725615068.

Common Address: 2401 North Janssen Avenue, Unit 307, Chicago, IL 60614
Permanent Index Number: 14-29-320-054-1015

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DATED this 12th day of June, 2024.

Lei Huang
Lei Huang

This transaction is exempt under the Provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Huangfei 6/12/24
Lei Huang

Property of Cook County Clerk's Office

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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Lei Huang personally known to me to be the same person whose name is subscribed to the foregoing instrument, and as trustee, appeared before this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of June, 2024

Lauren C. Kaplan

NOTARY PUBLIC



ACCEPTANCE BY TRUSTEE:

I, Lei Huang, as Trustee of the Lei Huang Living Trust, dated June 12, 2024, hereby accept the conveyance of the property described in this instrument to said Trust.

DATED this 12th day of June, 2024

Lei Huang

Signature of Lei Huang, Trustee

MAIL DEED AND TAX BILL TO:
Lei Huang
Trustee of the Lei Huang Living Trust, Dated June 12, 2024
2401 North Janssen Ave., Unit 307
Chicago, IL 60614

PREPARED BY:

Lauren Kaplan
Kaplan Estate Law LLC
4631 N. Lincoln Ave.
Chicago, IL 60625

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her Agent affirms that, to the best of his/her 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, 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: June 12, 2024

Signature: Huang Lei
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 12th day of June, 2024

Notary Public Lauren C. Kaplan



The Grantee or his/her Agent affirms that, to the best of his/her 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, 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: June 12, 2024

Signature: Huang Lei
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 12th day of June, 2024

Notary Public Lauren C. Kaplan



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