

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2418524088 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 7/3/2024 9:47 AM Pg: 1 of 6

ILLINOIS

Dec ID 20240601636045  
ST/Co Stamp 0-261-690-160 ST Tax \$0.00 CO Tax \$0.00  
City Stamp 1-046-352-688 City Tax \$0.00

*Above Space for Recorder's Use Only*


**THE GRANTOR(S)** Anna Jin Chan, an unmarried woman, and Brian Friel, an unmarried man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to Anna Jin Chan Living Trust, Dated April 8, 2020, and Queensway Prestige, LLC, a California limited liability company, as tenants in common, the following described Real Estate, situated in the County of Cook, in the State of Illinois to wit:

**SUBJECT TO:** General taxes for 2024 and subsequent years; Covenants, conditions and restrictions of record, if any; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 20-10-226-004-0000

Address(es) of Real Estate: 643 E. 50<sup>th</sup> St, Chicago, IL 60615

The date of this deed of conveyance is May 31, 2024.

  
\_\_\_\_\_  
Anna Jin Chan

  
\_\_\_\_\_  
Brian Friel

State of \_\_\_\_\_ )


County of \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anna Jin Chan and Brian Friel 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 he/she(they) signed, sealed and delivered the said instrument as his/her(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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

NOTARY PUBLIC   
SEE ATTACHED 5/31/2024

EXEMPT UNDER REAL ESTATE TRANSFER TAX SEC. 4  
PAR. E & COOK COUNTY ORD. Sec 7 PAR. E  
DATE May 31, 2024 SIGN 

# UNOFFICIAL COPY

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Santa Cruz )  
 County of Santa Cruz )  
 On May 31, 2024 before me, K.T. Richmond Harrison, Notary Public  
Here Insert Name and Title of the Officer  
 personally appeared Anna Jin Chan, Brian Friel  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Quit Claim Deed  
 Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
 Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 643 E. 50<sup>th</sup> St, Chicago, IL 60615

Legal Description:

LOT 3 IN THE SUBDIVISION OF LOT 4 IN LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN & COTTAGE LOTS OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

---

**This instrument was prepared by:**  
Aparicio Law Office LLC  
5838 S Archer Ave  
Chicago, IL 60638

**Send subsequent tax bills to:**  
Anna Jin Chan and Brian Friel  
218 Mission St  
Santa Cruz, CA 95060

**Mail recorded document to:**  
Aparicio Law Office LLC  
5838 S Archer Ave  
Chicago, IL 60638

# 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: MAY 31, 2024

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): \_\_\_\_\_

On this date of: \_\_\_\_\_, 2024

NOTARY SIGNATURE: \_\_\_\_\_

**AFFIX NOTARY STAMP BELOW**

NOTARY PUBLIC [Signature]  
SEE ATTACHED 5/31/2024

### 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: MAY 31, 2024

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): \_\_\_\_\_

On this date of: \_\_\_\_\_, 2024

NOTARY SIGNATURE: \_\_\_\_\_

**AFFIX NOTARY STAMP BELOW**

NOTARY PUBLIC [Signature]  
SEE ATTACHED 5/31/2024

### 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)**)

# UNOFFICIAL COPY

## CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Santa Cruz }

Subscribed and sworn to (or affirmed) before me on this 31<sup>st</sup> day of May, 2024  
Date Month Year

by Annd Jan Chan, Brian Friel

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: [Handwritten Signature]  
Signature of Notary Public



Seal  
Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document  
Title or Type of Document: Grantor / Grantee Affidavit: Statement by Grantor & Grantee

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: Grantor Signatures

# UNOFFICIAL COPY

## CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF Santa Cruz )

Subscribed and sworn to (or affirmed) before me on this 31<sup>st</sup> day of May, 2024  
Date Month Year

by Anna Chan, Brian Friel

*Name of Signers*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: [Handwritten Signature]  
*Signature of Notary Public*



*Seal*  
*Place Notary Seal Above*

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document  
Title or Type of Document: Grantor/Grantee Affidavit: Statement by Grantor & Grantee

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: Grantee Signatures