

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc#: 2422702261 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/14/2024 4:34 PM Pg: 1 of 4

Dec ID 20240801679138
ST/Co Stamp 1-344-384-816 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-612-820-272 City Tax \$0.00

THIS INDENTURE WITNESSETH, THAT
THE GRANTOR(S):

XIAOLI JIN, whose address is: 4208 S Emerald Ave, Chicago, IL 60609, and
JIAN YU LIANG, whose address is: 4208 S Emerald Ave, Chicago, IL 60609,

for and in consideration of the sum of One Dollar and other good and valuable consideration in
hand paid, CONVEY and QUIT CLAIM to GRANTEE(S):

JIAN YU LIANG, whose address is: 4208 S Emerald Ave, Chicago, IL 60609,

the property commonly known as: 4208 S Emerald Ave, Chicago, IL 60609, property code: 20-04-123-33-0000, AND LEGALLY DESCRIBED AS: SEE EXHIBIT "A".

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

Dated this 07 day of 05, 2024

Affix Transfer Tax Stamp Or "Exempt pursuant to Section 31-45 (e) of the Real Estate Transfer Tax Law"	
<u>8/13/24</u> Date	<u>[Signature]</u> Signature (Buyer, Seller or Representative)

[Signature]
Grantor signature(s)

Xiaoli Jin, Jian Yu Liang
Grantor(s) printed name(s)

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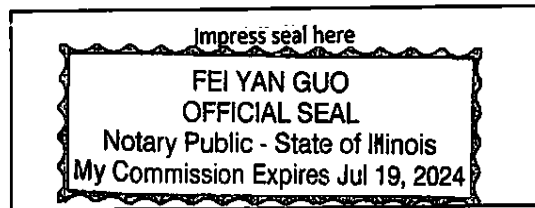
QUIT CLAIM DEED

STATE OF ILL)
COOK COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT:

Xiaoli Jin & Jian Yu Liang, 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 NOTARIAL SEAL THE 7th DAY OF 05, 2024



Fei Yan Guo
NOTARY PUBLIC

FUTURE TAXES TO:

NAME Jian Yu Liang

STREET ADDRESS 4208 S Emerald Ave

CITY/STATE/ZIP Chicago, IL 60609

RETURN TO:

NAME Jian Yu Liang

STREET ADDRESS 4208 S Emerald Ave

CITY/STATE/ZIP Chicago, IL 60609

This instrument was prepared by:

NAME: Attorney Jun Wang, Law Offices of Jun Wang, LLC

ADDRESS: 3044 S Wallace Street, Chicago, IL 60616

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EXHIBIT A LEGAL DESCRIPTION

Property Address: 4208 S Emerald Ave, Chicago, IL 60609
Property PIN: 20-04-123-033-0000

Legal Description:

THE SOUTH 24 FEET OF THE NORTH 96 FEET OF LOT 1 IN SUBDIVISION OF PART OF BLOCK 20 IN SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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: 05 | 07 | 2024

SIGNATURE: [Signature]
GRANTOR or AGENT

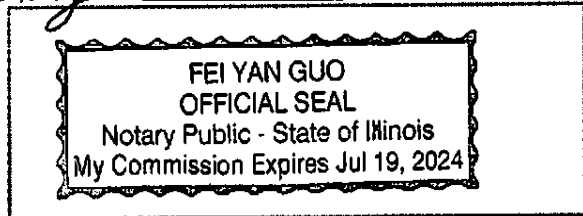
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Xizuli Jin Jian Yu Liang **AFFIX NOTARY STAMP BELOW**

On this date of: 05 | 07 | 2024

NOTARY SIGNATURE: [Signature]



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: 05 | 07 | 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

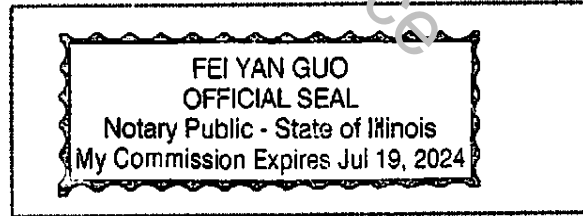
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Jian Yu Liang **AFFIX NOTARY STAMP BELOW**

On this date of: 05 | 07 | 2024

NOTARY SIGNATURE: [Signature]



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)**)