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QUIT CLAIM DEED

Illinois Statutory

Doc#: 0431449083

Eugene "Gene" Moore Fee: \$32.00

Cook County Recorder of Deeds

Date: 11/09/2004 01:09 PM Pg: 1 of 5

Send subsequent tax bills to:

A & G Properties LLC
26 Plumrose Ct.
Schaumburg, IL 60194

Mail to:

A & G Properties LLC
26 Plumrose Ct.
Schaumburg, IL 60194

GRANTORS, GHANSHYAM S. THAKKAR, GITA G. THAKKAR, and AMIDHARA DALAL of the village of Glenview, in the State of Illinois, in consideration of Ten Dollars (\$10:00) and other considerations; CONVEYS and QUIT CLAIMS to the GRANTEES, A & G PROPERTIES LLC of 26 Plumrose Ct. Schaumburg, IL. 60194, the following described real estate situated in Cook County, Illinois and described as follows;

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION AND SUBJECT TO PROVISIONS.

Permanent Index No: 07-27-302-028


Commonly Known as: 1050 Copperfield, Schaumburg, IL 60193

SUBJECT TO: (1) General real estate taxes for the year 2003 and subsequent years. (2) Covenants, conditions, and restrictions of record.

Dated this 30th day of September, 2004


GHANSHYAM S. THAKKAR


GITA G. THAKKAR


AMIDHARA DALAL



4+6
(5)

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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 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: 10/25/04

Signature: *[Handwritten Signature]*

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GHANSHYAM S. THAKKAR THIS 25TH DAY OF OCT 2004.



NOTARY PUBLIC *[Handwritten Signature]*

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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 10/25/04

Signature: FOR MHC PROPERTIES LLC
[Handwritten Signature]

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GITA G. THAKKAR THIS 25TH DAY OF OCT 2004.



NOTARY PUBLIC *[Handwritten Signature]*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the offense and of a Class A Misdemeanor for subsequent offense.

[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 Act.]

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EXHIBIT A

PARCEL 1:

THAT PART OF LOT 18254 (EXCEPT THAT PART OF SAID LOT 18254 LYING SOUTH OF A LINE DRAWN AT 90 DEGREES TO THE EAST LINE OF SAID LOT AT A POINT ON SAID EAST LINE 195.43 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT), IN SECTION 3, WEATHERSFIELD UNIT 18, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON EAST LINE OF SAID LOT 18254 AT A POINT 933.79 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 18254; (FOR THE PURPOSES OF DESCRIBING THIS PARCEL WEST LINE OF SAID LOT 18254 IS TAKEN AS NORTH AND SOUTH); THENCE WEST 89.42 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING WEST 46.00 FEET; THENCE NORTH 1.85 FEET THENCE; EAST 3.00 FEET THENCE; NORTH 49.90 FEET; THENCE EAST 43.0 FEET; THENCE SOUTH 51.73 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 9, 1978 AND RECORDED MARCH 31, 1978 AS DOCUMENT 24384493 AND AS CREATED BY DEED FROM FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 17, 1977 AND KNOWN AS TRUST NUMBER 74201807 TO HARRIET TEDRAHN DATED APRIL 13, 1978 AND RECORDED SEPTEMBER 7, 1978 AS DOCUMENT 24570232, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.