

UNOFFICIAL COPY

**QUITCLAIM DEED**

(Illinois) (Individual to Individual)

**PREPARED BY:**

Hemant Shah.  
782 W. Oakton St. Unit A  
Des Plaines, IL 60018

**MAIL TO:**

Hemant Shah.  
782 W. Oakton St. Unit A  
Des Plaines, IL 60018

**SEND TAX BILL TO:**

Hemant Shah.  
782 W. Oakton St. Unit A  
Des Plaines, IL 60018

SUP-0806-00879  
PRAIRIE TITLE INC.  
6821 NORTH AVENUE  
OAK PARK, IL 60302



Doc#: 0821754023 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/04/2008 01:27 PM Pg: 1 of 2

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For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the GRANTOR, Hemant Shah of 1117 Lavergne, Mt. Prospect, IL 60056

hereby CONVEY, RELEASE and QUITCLAIM to the GRANTEE, PHD Investment LLC of 782 W. Oakton St. Unit A Des Plaines, IL 60018

to have and to hold as Tenants in Common,

all interest the GRANTORS now have in the real estate located at 8999 Kennedy Drive, 2-E, Des Plaines, IL 60016 and having the following P.I.N. identifier: 09-15-307-167-1015, Exempt under provisions of Paragraph E of Section 4 of the Real Estate Transfer Act. and legally described as :

Parcel 1: Unit 205-E in the Ballard Court Condominium Building ~~located at~~ Delineated on Survey ~~of~~ Parcel of real estate located in the South 1/2 of section 15, township 41 North, Range 12, east of the third principal meridian, which survey is attached as Exhibit "B" to the declaration of condominium filed as Document No. LR3169389; Together with its undivided percentage interest in the common elements as established and set forth in said declaration and survey, as they may be amended time to time, all in Cook County, Illinois.

Parcel 2: Easement for the benefit of parcel 1 for ingress and egress as set forth in the declaration of covenants, conditions, restrictions and easements filed on July 16, 1980 as documents no. LR3169382, In Cook County, Illinois.

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

**THIS TRANSFER IS EXEMPT FROM TRANSFER TAX UNDER PROVISIONS OF SECTION 31-45, PARAGRAPH E, OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW.**

Dated 15 July 2008

Hemant Shah  
Hemant Shah.

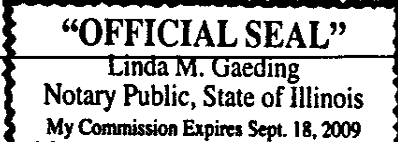
Property not located in the corporate limits of the City of Des Plaines, Deed or Instrument not subject to transfer tax.

S. Brown 7/15/08  
City of Des Plaines

I, the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, certify that Hemant Shah, 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 signing and delivering this instrument as a free and voluntary act for the uses and purposes therein set forth. 7/22/08

Dated 15 July 2008  
My commission expires 3/20/10

Ph. Shah, Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

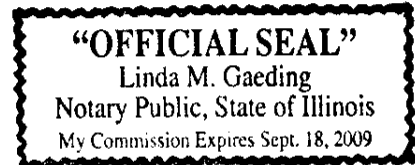
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire or hold title to real estate 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 **15 July 2008**  
Grantor or Agent

*Hemant Shah*

*7/22/08 Linda M. Gaeding*

**Hemant Shah**



Subscribed and sworn to before  
me by the said \_\_\_\_\_  
this **15 July 2008**



Notary Public *p.h. shah*

The grantee or his agent affirms and verifies that the name of the grantee shown in 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 or 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 **15 July 2008**

Grantee or Agent

*Hemant Shah*

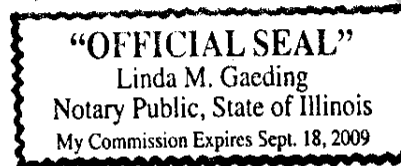
**PHD Investments, LLC**  
By:  
**Hemant Shah,**  
Managing Member.



Subscribed and sworn to before  
me by the said \_\_\_\_\_  
this **15 July 2008**

*7/22/08 Linda M. Gaeding*

Notary Public *p.h. shah*



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 Du Page County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer tax Act.)