

**QUIT CLAIM DEED**  
Statutory (ILLINOIS)

**UNOFFICIAL COPY**



Doc#: 1106712282 Fee: \$70.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/08/2011 01:47 PM Pg: 1 of 5

**THE GRANTOR,**

**RAJ PATEL and KINJAL PATEL,**  
husband and wife, and **SWETAL PATEL,**  
as tenants in common,

of the Village of Hoffman Estates, County of  
Cook, State of Illinois.

RESERVED FOR RECORDER'S USE ONLY

for the consideration of Ten and no/100 (\$10.00) Dollars, in hand paid, CONVEY and QUIT CLAIM TO  
Grantees:

**PAYAL PATEL, married to MEHUL PATEL, and**  
**SWETAL PATEL, married to RONAK PATEL,**

all interest in the following described real estate situated in the County of DuPage, State of Illinois:

LOT 20 IN BEACON POINTE, BEING A RESUBDIVISION IN PART OF SECTION 5, TOWNSHIP 41  
NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, OF LOT 1 IN LAUPENBURGER  
SUBDIVISION, ACCORDING TO THE PLAT TIBBROF RECORDED DECEMBER 18, 2006 AS  
DOCUMENT NUMBER 063216375, ALL IN VILLAGE OF HOFFMAN ESTATES, COOK COUNTY,  
ILLINOIS.

P. LN. 06-05-300-014-0000 Vol. 0060

Community Map No. 11. 5949 Chestnut Drive, Hoffman Estates, IL 60192

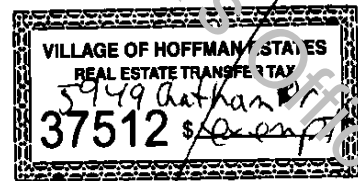
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of  
Illinois.

*[Signature]*  
RAJ PATEL

12th day of February, 2011.

*[Signature]*  
KINJAL PATEL

*[Signature]*  
SWETAL PATEL



FIRST AMERICAN TITLE  
ORDER # 2141443

S Y  
P 4  
S N  
SC Y  
INT 10

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RAJ PATEL, KINJAL PATEL and SWETAL PATEL, 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 that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12<sup>th</sup> day of February, 2011.

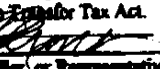
  
Notary Public



ILLINOIS )  
This instrument was prepared by SS: Frank E. Jeffers  
COUNTY OF COOK ) Attorney at Law  
127 West Willow Avenue  
Wheaton, IL 60187

Mail recorded instrument to:  
Frank E. Jeffers  
Attorney at Law  
127 West Willow Avenue  
Wheaton, IL 60187

Mail future bills to:  
Prayal Patel  
Swetal Patel  
5949 Chatham Drive  
Hoffman Estates, IL 60192

**AFFIX TRANSFER TAX STAMP**  
OR  
"Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act.  
2-12-11   
Date Buyer, Seller, or Representative

This instrument was prepared by Frank E. Jeffers  
Attorney at Law  
127 West Willow Avenue  
Wheaton, IL 60187

This instrument was prepared by Frank E. Jeffers  
Attorney at Law  
127 West Willow Avenue  
Wheaton, IL 60187

AFFIX TRANSFER TAX STAMP

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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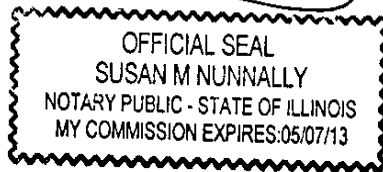
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of 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, 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 title to real estate under the laws of the State of Illinois.

Dated Feb 12, 20 11

Signature: [Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Agent  
This 12th day of Feb, 20 11.  
Notary Public Susan M. Nunnally

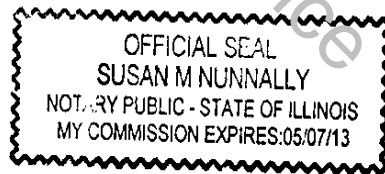


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date Feb 12, 20 11

Signature: [Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent  
This 12th day of Feb, 20 11.  
Notary Public Susan M. Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of 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.)

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## Village of Hoffman Estates

2/16/11  
 Date of Filing with Village  
 49281  
 Counter Receipt #  
 37512  
 Transfer Tax Stamp #  
 YES  NO   
 Premises Being Vacated  
 Final Water Reading  
 Village Cashier

Recorder or Registrar's  
 Deed No. \_\_\_\_\_  
 Date Recorded \_\_\_\_\_  
 (For Recorder's Use Only)

### REAL ESTATE TRANSFER TAX

Check Appropriate Box(es)

- Residential     Commercial     Multi-Unit--No. of Units \_\_\_\_\_  
 Declaration     Exemption     Land Trust

#### INSTRUCTIONS:

- The liability for the payment of this tax shall be borne by the grantor (seller).
- This form must be filled out completely, signed by the grantor (seller), and presented to the Department of Finance, 1900 Hassell Road, Hoffman Estates, IL 60169, at the time of purchase of the real estate transfer stamps as required by the Village of Hoffman Estates Real Estate Transfer Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- A signed copy of the Illinois Declaration form must accompany the payment of the tax, pursuant to section 13-5-5 of the Ordinance.
- If the grantor is vacating the premises, all water charges attributable to the property, past due and current, must be paid prior to the issuance of the tax stamp. The grantor must contact the Village at least five business days prior to the closing date and request a final water reading. In the event that the request is not timely, the Village may require that the grantor pay an amount equal to 150% of the last two water bills, in addition to any outstanding account balance, until a final reading can be taken.
- For additional information, please call the Department of Finance at 882-9100, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Address of Property 5949 CHATHAM DR, HOFFMAN ESTATES, IL-60192  
Street Zip Code

Permanent Property Index No. 06-05-300-014-0000 Vol. 0060

Date of Deed 02/12/2011 Type of Deed QUIT CLAIM DEED

Grantee:  
SWETAL PATEL, married to RONAK PATEL, 5949 Chatham DR IL-60192  
PAYAL PATEL married to MEHUL PATEL  
Name Address Zip Code

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	\$ <u>18,000</u>
AMOUNT OF TAX (\$3.00 per \$1,000, or fraction thereof of full value consideration)	\$ _____
AMOUNT OF FINAL WATER READING	\$ _____
TOTAL AMOUNT DUE (Payable to Village of Hoffman Estates)	\$ <u>18,000</u>

**EXEMPTIONS:** The Village of Hoffman Estates Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 13-5-6 of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, you must complete the appropriate blanks below and provide supporting documentation. **There is a \$10.00 processing fee for each exempt transaction.**

I hereby declare that this transaction is exempt from taxation under the Hoffman Estates Real Estate Transfer Tax Ordinance by paragraph(s) \_\_\_\_\_ of section 13-5-6 of said Ordinance.

Details for exemptions claimed, including documentation provided: (explain) \_\_\_\_\_

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

GRANTOR: (Please Print) RAJ PATEL, KINJAL PATEL & SWETAL PATEL 5949 Chatham DR, Hoffman Estates  
Name Address Zip Code  
as tenant. IL-60192  
 Signature [Signature] Date Signed 02/16/11  
Seller or Agent

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## EXEMPTIONS:

**Section 13-5-6:** The tax imposed by this article shall not apply to the following transactions:

- A. Transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution organized and operating exclusively for charitable, religious or educational purposes.
- B. Transactions which secure debt or other obligation.
- C. Transactions in which deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded.
- D. Transactions in which the actual consideration is less than one hundred dollars (\$100.00).
- E. Transactions in which the deeds are tax deeds.
- F. Transactions which are releases of property which is security for a debt or other obligation.
- G. Transactions of partitions.
- H. Transactions made pursuant to mergers, consolidations, or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization.
- I. Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock.
- J. Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one to the other shall not be exempt from the tax.
- K. Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States.
- L. Transactions wherein one of the grantors has continuously resided upon the property for the past one year and has evidence of a contract for sale as a purchaser for a residence within the Village, such contract having closed within six months of the exempt transaction or to close by contract within six months after the exempt transaction.

Every deed or other instrument which is tax exempt pursuant to this Section shall be presented to the Finance Department so as to be appropriately marked by said Department as an exempt deed or instrument eligible for recordation without the payment of tax. At such time as a deed or instrument is presented to the Department a certificate setting forth the facts which justify exemption shall be presented.

It has been interpreted by Corporation Counsel that the following transactions are exempt from the tax under Section 13-5-6(D):

- A. Transfers from a decedent to his executor or administrator.
- B. Transfers from a minor to his guardian or from a guardian to his ward upon attaining majority.
- C. Transfers from an incompetent to his conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal of disability.
- D. Transfers from a bank, trust company, financial institution, insurance company or other similar entity, or nominee, custodian, or trustee thereof to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under state or federal law regulating or supervising such institutions, or upon redelivery or retransfer by any such transferee or successor thereto.
- E. Transfers from a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, or upon redelivery or retransfer by any such transferee or successor thereto.
- F. Transfer from a transferee under (A) through (E), inclusive, to his successors acting in the same capacity, or from one successor to another.
- G. Transfers from trustees to surviving, substitute, succeeding or additional trustees of the same trust.
- H. Transfers upon the death of a joint tenant or tenant by the entirety to the survivor or survivors.

## NOTE

The Village of Hoffman Estates is not responsible for lost or stolen real estate transfer stamps.