

# UNOFFICIAL COPY



Doc#: 1235549066 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/20/2012 03:59 PM Pg: 1 of 5

**Quit Claim Deed  
(Individual to Corporation)**

THE GRANTOR,

**Mukund G. Thakkar and Ketana M.  
Thakkar, his wife  
585 E. Thornhill Lane  
Palatine, IL 60074**

of the City of Palatine, County of Cook,  
State of Illinois, for and in consideration of  
the sum of Ten and no/100 Dollars  
(\$10.00), and other good and valuable  
consideration in hand paid.

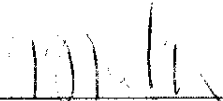
CONVEYS and QUIT CLAIMS to:

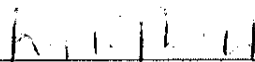
**Divine Buds, LLC, an Illinois limited liability company, 585 Thornhill Lane, Palatine, Illinois 60074,**  
of the City of Palatine, County of Cook, State of Illinois, all interest in the following Real Estate situated in  
the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.). TO HAVE AND  
TO HOLD said premises FOREVER.

Permanent Real Estate Index Number: 02-12-213-001-1081

Common Address: 2600 Bayside Drive, Unit #3  
Palatine, Illinois 60074

DATED this 20 day of November, 2012.

  
\_\_\_\_\_  
Mukund G. Thakkar (SEAL)

  
\_\_\_\_\_  
Ketana M. Thakkar (SEAL)

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State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **MUKUND G. THAKKAR and KETANA M. THAKKAR, his wife**, 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 and delivered the said instrument as 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, this 27<sup>th</sup> of November, 2012.

Commission expires 05/2014



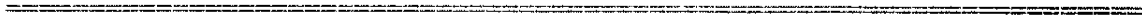
Mir Majid Ali  
Notary Public

### LEGAL DESCRIPTION

See Attached Exhibit "A"

**COUNTY - ILLINOIS TRANSFER STAMPS EXEMPT  
UNDER THE PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE  
TRANSFER TAX LAW, 35 ILCS 200/31-45(e)**

[Signature] 11/27/12  
Buyer, Seller or Representative/Date



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Send subsequent tax bills and  
Mail to:

Divine Buds, LLC  
585 E. Thornhill Lane  
Palatine, IL 60074

Prepared by:

RATHJE & WOODWARD, LLC  
Gary L. Taylor  
300 East Roosevelt Road, Suite 300  
Wheaton, IL 60187

Property of Cook County Clerk's Office

**\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes:  
(Chap. 55 ILCS 5/3-5020) and the name and address of the person preparing the instrument  
(Chap. 55 ILCS 5/3-5022).\*\***

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Exhibit "A"

**Legal Description**

Address: **2600 Bayside Dr Unit 3  
Palatine, IL 60074**

Pin # : **02-12-213-001-1081**

Legal Description:

UNIT 1-2603 IN RUNAWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. ROUTE 12, WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 1041.6 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1029.78 FEET TO A POINT ON SAID NORTH LINE THAT IS 296.79 FEET WESTERLY OF (MEASURED ALONG SAID NORTH LINE) THE EAST LINE OF SAID NORTHEAST 1/4, BEING ALSO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WILKIE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 591.98 FEET TO A POINT ON A LINE THAT IS 727 FEET NORTHERLY OF (MEASURED ALONG THE EAST LINE THEREOF) AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 SAID POINT BEING 282.95 FEET WESTERLY OF (MEASURED ALONG SAID PARALLEL LINE) THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 357.45 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES 55 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 122 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 24 DEGREES 30 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 605.45 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. ROUTE 12; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 312.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527610080, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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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 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.

Dated December 12, \_\_\_\_\_, 20 12

Signature: \_\_\_\_\_  
**Grantor or Agent**

Subscribed and sworn to before me

By the said Gary L. Taylor

This 12th, day of December, 20 12

Notary Public Dawn L. Rathe



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 December 12 \_\_\_\_\_, 20 12

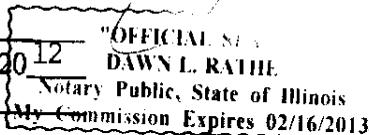
Signature: \_\_\_\_\_  
**Grantee or Agent**

Subscribed and sworn to before me

By the said Gary L. Taylor

This 12th, day of December, 20 12

Notary Public Dawn L. Rathe



**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 Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)