

# UNOFFICIAL COPY



Doc#: 1316522044 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/14/2013 11:23 AM Pg: 1 of 4

Portfolio Title Company 3211 Def 3

Commitment Number: 2012123211

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Return To:

Sameer P. Shah  
1255 S State St., Unit 1408  
Chicago, IL 60605

Mail Tax Statements To: Sameer P. Shah and Nitu Shah, 1255 S STATE ST., 1408  
CHICAGO, IL 60605-3580

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
17-22-100-039-1156

## QUITCLAIM DEED

Sameer P. Shah, married to grantee Neetu Shah, hereinafter grantor, for \$ 10.00  
(Ten and <sup>00</sup>/<sub>100</sub>) in consideration paid, grants and quitclaims to Sameer P. Shah  
and Neetu Shah, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax  
mailing address is 1255 S STATE ST., 1408 CHICAGO, IL 60605-3580, with quitclaim  
covenants, all right, title, interest and claim to the following land in the following real property:

UNITS 1408 AND R434 TOGETHER WITH ITS UNDIVIDED PERCENTAGE  
INTEREST IN THE COMMON ELEMENTS IN VISION ON STATE CONDOMINIUM,  
AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS  
DOCUMENT NUMBER 0716222081, AS AMENDED FROM TIME TO TIME IN THE  
NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE  
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
NOTE FOR INFORMATIONAL PURPOSES ONLY: THE SUBJECT PROPERTY IS  
COMMONLY KNOWN AS: 1255 S. STATE STREET, UNIT 1408, CHICAGO, IL 60605  
Property Address is: 1255 S STATE ST., 1408 CHICAGO, IL 60605-3580

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The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **1017418009**

City of Chicago  
Dept. of Finance  
**646049**



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 6,530,343

6/14/2013 10:17  
dr00193

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Executed by the undersigned on May 18, 2013:

Sameer Shah  
Sameer P. Shah



STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was acknowledged before me on May 18, 2013 by **Sameer P. Shah** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Thomas A. Navarro Jr.  
Notary Public

**MUNICIPAL TRANSFER STAMP  
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)**

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 5/18/13

Sameer P. Shah  
Buyer, Seller or Representative

PROPERTY OF COOK COUNTY CLERK'S OFFICE

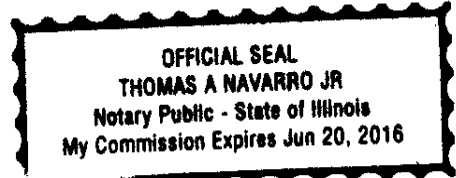
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 May 18, 2013

Samir Shah  
Signature of Grantor or Agent



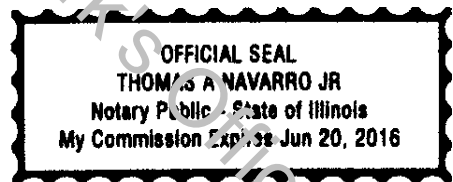
Subscribed and sworn to before  
Me by the said Grantor  
this 18<sup>th</sup> day of May,  
2013.

NOTARY PUBLIC [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 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.

Date May 18, 2013

Samir Shah  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said Grantee  
This 18<sup>th</sup> day of May,  
2013.

NOTARY PUBLIC [Signature]

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.)