

UNOFFICIAL COPY

QUITCLAIM DEED
(Illinois) (Individual to Individual)

PREPARED BY:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056

MAIL TO:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056

SEND TAX BILL TO:
Hiren Sheth
6259 N. Mozart Street, Unit G
Chicago, IL 60659



Doc#: 1334022060 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/06/2013 10:53 AM Pg: 1 of 3

Decomm # 83080
FIRST AMENDMENT TITLE

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the Grantors, Vasant Patel, a married man, of 5344 Lee St., Skokie, IL 60076, and Vipul Patel, a married man, of 4712 Locust Ave, Glenview, IL 60025, hereby convey, release and quitclaim to the Grantee, Hiren Sheth, of 6259 N. Mozart Street, Unit G, Chicago, IL 60659, ^{Pi} and Pretty Sheth, husband and wife to have and to hold the real estate located at 6259 N. Mozart Street, Unit G, Chicago, IL 60659 and having P.I.N.s of 13-01-115-032-1009; 13-01-115-032-1016, and legally described as

UNIT 6259-G AND P-1 IN MOZART MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF LOT 27 IN BLOCK 8 IN THOMAS J. GRADY'S 6th GREEN BRIAR ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0335603041, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

hereby stating that this is not homestead property with respect to either grantor,

SUBJECT ONLY TO: general real estate taxes not due and payable; 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. ATTESTED:

Dated June 10, 2013

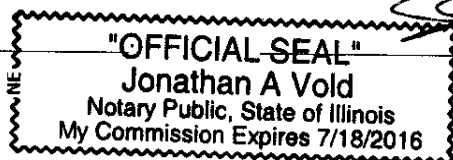
Vasant Patel

Vipul Patel

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that Vasant Patel and Vipul Patel, personally known to me to be the same person as named herein, appeared before me this day and acknowledged signing and delivering this instrument as a free and voluntary act, for the uses and purposes therein set forth.

THE NOTARY IS THE ATTORNEY WHO PREPARED THIS DOCUMENT. THE ATTORNEY HAS THE NOTARIAL RECORD OF THE RESIDENTIAL REAL PROPERTY TRANSACTION AS DEFINED IN THE ILLINOIS NOTARY PUBLIC ACT.

Dated 6-10-13
My commission expires 7-18-16



, Notary Public

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Property of Cook County Clerk's Office

	12/04/2013
REAL ESTATE TRANSFER	
CHICAGO:	\$255.00
CTA:	\$102.00
TOTAL:	\$357.00
<hr/>	
13-01-115-032-1009 20131101606119 DM8D4C	

REAL ESTATE TRANSFER	12/04/2013
COOK	\$17.00
ILLINOIS:	\$34.00
TOTAL:	\$51.00
<hr/>	
13-01-115-032-1009 20131101606119 RX9K44	

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STATEMENT BY GRANTOR AND GRANTEE

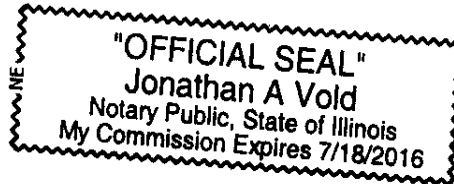
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire or hold title to real estate 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 ~~May~~ ^{June 10} 7, 2013

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 10 day of June, 2013.

Notary Public [Signature]



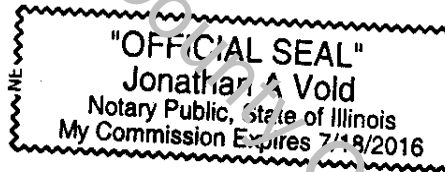
The grantee or his agent affirms and verifies that the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire or hold title to real estate in Illinois, or 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 ~~May~~ ^{June 10} 7, 2013

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 10 day of June, 2013.

Notary Public [Signature]



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.)