

# UNOFFICIAL COPY

**PREPARED BY:**

LARRY A. WHITNEY, Attorney at Law  
231 NORTH ALDINE AVE  
PARK RIDGE, IL 60068



Doc#: 1428746179 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/14/2014 03:37 PM Pg: 1 of 4

**SEND TAX BILLS TO:**

KABIR R. MEHTA  
1521 N ASHLAND AVENUE UNIT 3  
CHICAGO, IL 60622

**RETURN TO &**

**RECORDATION REQUESTED BY:**

CLOSING USA, LLC  
903 ELMGROVE ROAD  
ROCHESTER, NY 14624  
CL140022542LD

FOR RECORDER'S USE ONLY

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 19 day of September, 2014, by first party **KABIR R. MEHTA, JOINED BY HIS SPOUSE ALEXANDRA V. ROMANOVA**, of 1521 N ASHLAND AVENUE UNIT 3, CHICAGO, IL 60622, to second party, **KABIR R. MEHTA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, of 1521 N ASHLAND AVENUE UNIT 3, CHICAGO, IL 60622. 4

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN: 17-05-100-068-1002

PROPERTY ADDRESS: 1521 N ASHLAND AVENUE UNIT 3, CHICAGO, IL 60622

520

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**EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E**

X Kabir R Mehta 9/19/14  
Signature - KABIR R. MEHTA (Date)

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Kabir R Mehta  
KABIR R. MEHTA

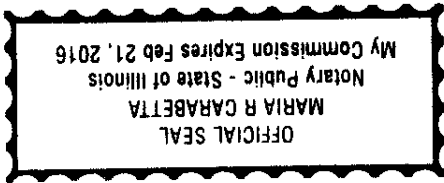
Alexandra V Romanova  
ALEXANDRA V. ROMANOVA

STATE OF ILLINOIS

COUNTY OF Cook ) ss

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that KABIR R. MEHTA and ALEXANDRA V. ROMANOVA, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, September 19, 2014

(seal)



Mark Carabetta  
Notary Public  
My Commission Expires: Feb 21, 2016

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## LEGAL DESCRIPTION

Parcel 1: Unit 3 in the 1521 North Ashland Condominium as delineated on a survey of the following described real estate: that part of Lot 17 in Thomas Hurford's Subdivision of the west 1/2 of Block 5 in Canal Trustees' Subdivision of the west 1/2 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, (Except that part of said lot lying west of a line 50 feet east of and parallel with west line of said section 5), which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document Number 0401232187 and as amended from time to time together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-2 and S-3, Limited Common Elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0401232187.

parcel 3: Non-Exclusive easement for the benefit of Parcel 1 for ingress, egress, use and enjoyment as created by Reciprocal Easement Agreement, recorded January 21, 2004 as Document 0402145061.

Tax ID/APN#: 17-05-100-068-1002

Property of Cook County Clerk's Office

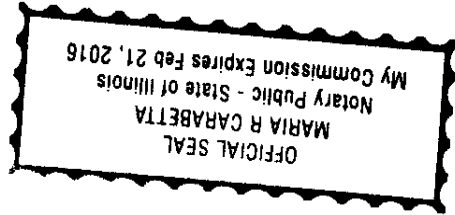
# STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Dated Sept 19, 2014  
Signature: *Kabir R. Mehta*  
**Kabir R. Mehta**

Subscribed and sworn to before me by the Grantor

Said **Kabir R. Mehta**  
this 19 day of September  
20 14.



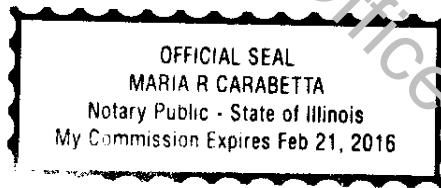
*Mark Carabetta* (Notary Public)

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 and hold title to real estate under the laws of the State of Illinois.

Dated Sept 19, 2014  
Signature: *Kabir R. Mehta*  
**Kabir R. Mehta**

Subscribed and sworn to before me by the Grantee

Said **Kabir R. Mehta**  
this 19 day of September  
20 14.



*Mark Carabetta* (Notary Public)

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.