

UNOFFICIAL COPY

QUIT CLAIM DEED ILLINOIS STATUTORY

MAIL TO:

KENT ELLIOTT NOVIT
100 NORTH LASALLE ST.
SUITE 1700
CHICAGO, ILLINOIS 60602

NAME & ADDRESS OF TAXPAYER:

SHALINI KARNANI
5949 HIGH POINTE COURT
BRIGHTON, MI 48116



Doc#: 1508619155 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2015 04:05 PM Pg: 1 of 4

THE GRANTOR(S) CHANDUR H. KARNANI and CHITRA C. KARNANI (married to each other)
of the CITY of CANTON County of WAYNE State of MICHIGAN
for and in consideration of TEN (\$10.00) DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND QUIT CLAIM(S) to SHALINI KARNANI

(GRANTEE'S ADDRESS) 5949 HIGH POINTE COURT
of the CITY BRIGHTON of BRIGHTON County of LIVINGSTON State of MICHIGAN
all interest in the following described real estate situated in the County of COOK, in the State of
Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

NOTE: If complete legal cannot fit in this space, leave blank and attach a
Separate 8.5" x 11" sheet with a minimum of .5" clear margin on all sides.

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

Permanent Index Number(s): 17-16-408-039-1062

Property Address: UNIT 903, 633 SOUTH PLYMOUTH COURT, CHICAGO, ILLINOIS 60605

Dated this 24th day of February 2015.

[Signature] (Seal)
(CHANDUR H. KARNANI)

[Signature] (Seal)
(CHITRA C. KARNANI)

____ (Seal)

____ (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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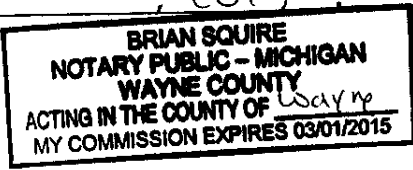
STATE OF MI } ss.
County of Wayne }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CHANDUR H. KARNANI and CHITRA C. KARNANI personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 24th day of February, 2015.

Brian Squire
Notary Public

My commission expires on March 01, 2015



IMPRESS SEAL HERE

_____ COUNTY - ILLINOIS TRANSFER STAMP

* If grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
KENT ELLIOTT NOVIT
100 NORTH LASALLE STREET
SUITE 1700
CHICAGO, ILLINOIS 60602

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: MARCH 18, 2015
Kent Elliott
Signature of Buyer, Seller or Representative

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

QUIT CLAIM DEED
ILLINOIS STATUTORY

FROM

CHANDUR H. KARNANI and
CHITRA C. KARNANI

TO

SHALINI KARNANI

City of Chicago
Dept. of Finance
684774



Real Estate
Transfer
Stamp
\$0.00

Batch 3,623,532

3/27/2015 15:56
dr00764

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 903 IN THE POPE BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 17, 18, 19 AND 20 OF BRAND'S SUBDIVISION OF BLOCK 136 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 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 NUMBER 09200618, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 09200617

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; THE ILLINOIS CONDOMINIUM PROPERTY ACT; THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS AND ALL AMENDMENTS AND EXHIBITS THERETO; ALL EASEMENTS, PARTY WALL RIGHTS AND AGREEMENTS, AIR RIGHTS AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD INCLUDING BUT NOT LIMITED TO THE POPE BUILDING CONDOMINIUM DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS, AS AMENDED; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; ACTS DONE OR SUFFERED BY GRANTEE OR ANYONE CLAIMING THROUGH GRANTEE; RIGHTS OF THE TENANT UNDER THE EXISTING LEASE; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF UNIT AFORESAID HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

PIN: 17-16-408-039-1062

20877897

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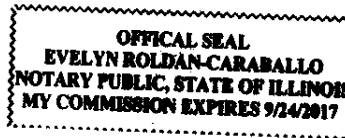
STATEMENT BY GRANTOR AND GRANTEE

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 MARCH 18, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said KENT NOULT
This 18TH day of MARCH, 2015
Notary Public Evelyn Roldan-Caraballo

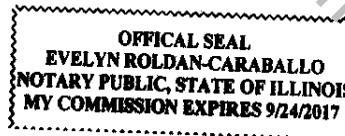


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 MARCH 18, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said KENT NOULT
This 18TH day of MARCH, 2015
Notary Public Evelyn Roldan-Caraballo



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.)