

QUIT CLAIM DEED

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Doc#: 1511755144 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/27/2015 03:43 PM Pg: 1 of 3

FIDELITY NATIONAL TITLE

SC15010659 173

THE GRANTOR(s) Rahul Visal, a married person, of the Village of Bartlett, in the County of DuPage, State of Illinois, for and in consideration of **ONE and no/100 Dollars (\$1.00)** and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to **Vertex Real Estate Group, LLC, a limited liability company created and existing by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois**, of the Village of Bartlett., County of Cook, State of Illinois, in fee simple, of 325 Bradbury Lane, Bartlett, Illinois, 60103 in fee simple title, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 3 IN BUILDING 40, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF LOT 4 OF HANOVER HIGHLANDS UNIT NUMBER 10, BEING A SUBDIVISION OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 20672558; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY 3 "H" BUILDING CORPORATION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22217183; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE REAL ESTATE (EXCEPTING FROM THE REAL ESTATE ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN THE DECLARATION AND SUVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER 22294487, ALL IN COOK COUNTY, ILLINOIS.

HEREBY releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, in fee simple title, forever.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE SPOUSE OF GRANTOR

Permanent Real Estate Index Number: 07-30-300-008-1024

Address of Real Estate: 1332 KINGSBURY DRIVE, UNIT 3, HANOVER PARK, ILLINOIS 60133

UNOFFICIAL COPY

Exempt under Provision of Paragraph (E) Section (4) of the Real Estate Transfer Act

Date: 7.30.14

Signature: [Signature]
Duly Authorized Representative

Dated this 30th day of July, 2014

[Signature]
Rahul Visal

State of Illinois,
County of Kane SS

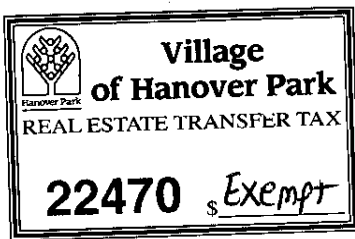
I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that Rahul Visal is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of July 2014. My Commission Expires 5.7.2018.

[Signature]
Notary Public



This instrument was prepared by: Laurence M. Cohen, P.C., Attorney at Law, 1033 W. Golf Road, Hoffman Estates, IL 60169



MAIL TO:

VERTEX REAL ESTATE
325 BROADBURY LANE
BARTLETT IL 60103

SEND SUBSEQUENT TAX BILLS TO:

SAME

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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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7.30, 2014

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
This 30 day of July 2014



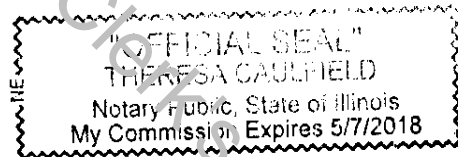
Notary Public [Signature]

The Grantee 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7.30, 2014

BY: NV Gadhwani
Signature: [Signature]
Grantee or Agent Attorney in fact

Subscribed and sworn to before me
This 30 day of July 2014



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 of ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4, of the Illinois Real Estate Transfer Tax Act)