

# 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:  
Priya Patel  
930 Beau Drive #107  
Des Plaines, IL 60016



Doc#: 1521549157 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/03/2015 10:48 AM Pg: 1 of 3

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid,  
the Grantor, Utpalaben Patel, married to Ketu Patel, of 930 Beau Drive Unit 107, Des Plaines, IL 60016,  
hereby conveys and quitclaims to the Grantee, Priya Patel, a married woman, of 930 Beau Drive #107, Des Plaines, IL 60016,  
the real estate having a street address of 930 Beau Drive Unit 107 Des Plaines IL 60016 and having a P.I.N. of 08-24-100-029-1085  
and legally described as

UNIT 930-107 IN ELMDALE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPTING THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE EASTWARD ALONG THE NORTH LINE OF SAID SECTION 24, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 575.58 FEET TO A POINT BEING 757.12 FEET WEST OF THE NORTHEAST CORNER OF THE SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24; THENCE SOUTH 1 DEGREE 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 653.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 906.59 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTH 34 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24; THENCE EASTWARD ALONG THE SAID NORTH LINE, NORTH 89 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 566.60 FEET TO A POINT BEING 191.01 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 01 MINUTES 29 SECONDS WEST, A DISTANCE OF 901.84 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 566.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0315532108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

hereby releasing and waiving all rights of the Grantor under and by virtue of the Homestead Exemption Laws of Illinois, and subject only to general real estate taxes not due and payable at the time of closing; and 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: V. B. Patel

Dated January 16, 2014

x V. B. Patel  
Utpalaben Patel

K. Patel  
Ketu Patel, signing for sole purpose of waiving and releasing homestead rights

**Exempt deed or Instrument  
eligible for recordation  
without payment of tax.**

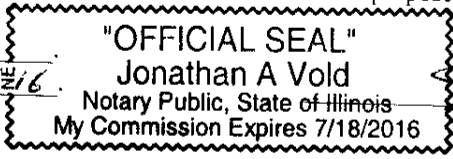
Patel 8-3-15.  
City of Des Plaines

# UNOFFICIAL COPY

CERTIFICATION

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that Utpalaben 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.

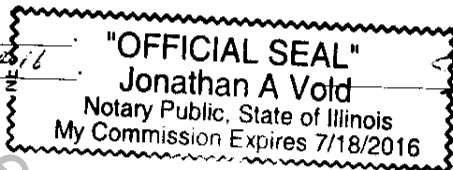
Dated 1-16-2014  
Commission expires 7-18-2016



*[Signature]*, Notary Public

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that Ketu 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.

Dated 2-5-2014  
Commission expires 7-18-2016



*[Signature]*, Notary Public

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

Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. E & Cook County Ord. 95104 Par. E  
Date Aug 3, 2015 Sign. [Signature]

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

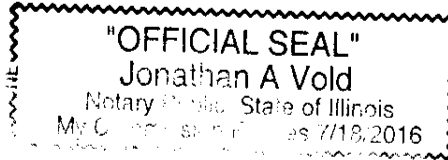
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire or hold title to real estate 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 January 16, 2014

Signature: *J. B. Patel*  
Grantor or Agent

Subscribed and sworn to before me by the said *Grantor* on January 16, 2014

Notary Public *J. A. Vold*



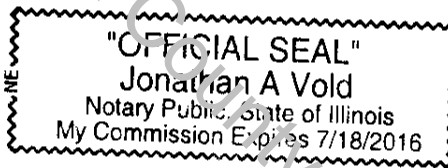
The grantee or his agent affirms and verifies that the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire or hold title to real estate in Illinois, or 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 January 16, 2014

Signature: *J. B. Patel*  
Grantee or Agent

Subscribed and sworn to before me by the said *Agent* on January 16, 2014

Notary Public *J. A. Vold*



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.)

PROPERTY OF COOK COUNTY CLERK'S OFFICE