

QUIT CLAIM DEED

(Illinois) (Individual to Individual)

PREPARED BY:

Hemant Shah.
1117 S. Lavergne Dr
Mt. Prospect, IL 60056

MAIL TO:

Hemant Shah.
1117 S. Lavergne Dr
Mt. Prospect, IL 60056

SEND TAX BILL TO:

Hemant Shah.
953 N Plum Grove Rd, Unit B
Schaumburg, IL 60173



Doc#: 1602922008 **Fee:** \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2016 08:33 AM Pg: 1 of 2

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the GRANTOR, **Hemant Shah of 1117 S. Lavergne Dr, Mt. Prospect, IL 60056**

Hereby CONVEY, RELEASE and QUITCLAIM to the GRANTEES, **Hemant Shah, A Married Man, of 1117 S. Lavergne Dr, Mt. Prospect, IL 60056 and Safiullah Mohamed, A Married Man, of 2362 Wiltshire Ct. Apt 102, Rochester Hills, MI 48309** to have and to hold as **tenants in common,**

All interest the GRANTORS now have in the real estate located at **8817 N. Washington St. Unit F, Niles, IL 60714** and having the following P.I.N. identifier: **09-13-319-148-0000,**

And legally described as:

PARCEL 1: LOT 16 (EXCEPT THE WEST 125.50 FEET THEREOF AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 16, THE WEST LINE OF SAID TRACT OF LAND TAKEN AT RIGHT ANGLES TO SAID SOUTH LINE OF LOT 16) IN NILES TERRACE FOURTH ADDITION, BEING A SUBDIVISION OF PART OF THE WEST 542.47 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED ON MARCH 25, 1959 AS LR1851107, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN THE DECLARATION FILED AS LR1872689.

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing; 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.

Dated **14th October 2015**

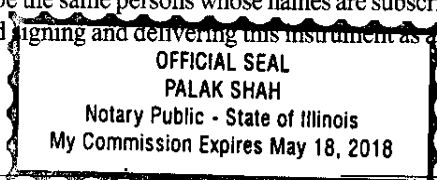
Hemant Shah

Safiullah Mohamed

FIRST AMERICAN TITLE

FILE # ACB 8817

I, the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, certify that **Hemant Shah and Safiullah Mohamed**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signing and delivering this instrument as a free and voluntary act for the uses and purposes therein set forth.



Dated 10/14/15
My commission expires 05/18/18

_____, Notary Public **2**

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

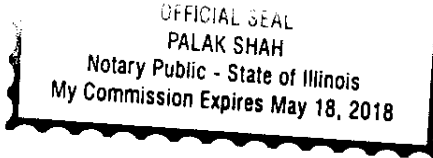
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire or hold title to real estate 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 14th October 2015

Signature: *Asel*
Grantor

Subscribed and sworn to before

Me by the said 10/14/15



Notary Public *PS*

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.

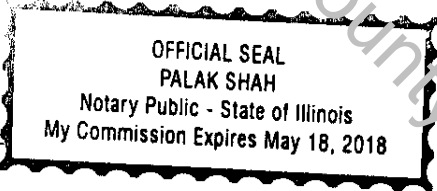
Dated 14th October 2015

Signature: *Asel*
Grantee

Signature: *Sehul*
Grantee

Subscribed and sworn to before

Me by the said 10/14/15



Notary Public *PS*

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.)

