

# UNOFFICIAL COPY

Doc#: 1611822056 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/27/2016 09:42 AM Pg: 1 of 7

Dec ID 20160401696081  
ST/CO Stamp 0-346-181-952  
City Stamp 0-822-251-840

Prepared By: Daniel Morris, Esq., Deeds on Demand, PC  
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Mail Tax Statement to: Balaji Venkat & Sarita P. Venkat, 208 West Washington Street, Unit 1512, Chicago, IL 60606

Return to: Fidelity National Title-San Jose, 2099 Gateway Place, Suite 100, San Jose, CA 95110

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Permanent Real Estate Index Number: 17-09-444-032-1124

## QUITCLAIM DEED

SARITA P. VENKAT formerly known as SARITA PENDURTHI, now married, whose mailing address is 208 West Washington Street, Unit 1512, Chicago, IL 60606, (the "Grantor"), for valuable consideration in the amount of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto BALAJI VENKAT and SARITA P. VENKAT, husband and wife, not as joint tenants or tenants in common but by tenant by the entireties, whose address is 208 West Washington Street, Unit 1512, Chicago, IL 60606, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Parcel 1:

Unit 1512 in the City Centre Condominium as delineated on a survey of the following described property:

Part of Canal Trustees Subdivision of Lot 7 in Block 41 in the Original Town of Chicago, in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, parts of Block 41 in the Original Town of Chicago of Section 9, Township 39 North,

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Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemand.com/terms-of-service.aspx](http://www.deedsondemand.com/terms-of-service.aspx)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 46729**

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Range 14 East of the Third Principal Meridian, in Cook County, Illinois and parts of the subdivision of part of Lot 8 in Block 41 in the Original Town of Chicago, Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois together with non-exclusive easements contained in the document listed below including but not limited to pedestrian and vehicular ingress and egress for the benefit of the aforesaid parcel as created by Declaration of Covenants, Conditions, Restrictions and Easements dated June 1, 1999 and recorded June 3, 1999 as Document 9953039; which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0010527300, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**Parcel 2:**

The exclusive right to the use of Parking Space P-423, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0010527300.

It being the same property conveyed to Sarita Pendurthi, an unmarried person, by Warranty Deed dated June 13, 2008, recorded on July 1, 2008 as Document No. 0818348003, in the Office of the County Recorder of Cook County, Illinois.

Property Address: 208 West Washington Street, Unit 1512, Chicago, IL 60606.

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 16<sup>th</sup> day  
May, 2015.

Sarita P. Venkat (Seal)  
SARITA P. VENKAT formerly known as SARITA PENDURTHI

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Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemand.com/terms-of-service.aspx](http://www.deedsondemand.com/terms-of-service.aspx)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 46729

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*California*  
STATE OF ~~ILLINOIS~~ }  
COUNTY OF *Santa Clara* } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, SARITA P. VENKAT formerly known as SARITA PENDURTHI, 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 she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of *May 16*, 20*15*.

*Jennifer Choyce*  
Notary Public  
My Commission expires: *October 15, 2016*



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date:

Signature of Grantor: *Sarita P. Venkat*  
SARITA P. VENKAT formerly known as SARITA PENDURTHI

Prepared by Deeds on Demand, PC

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The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemand.com/terms-of-service.aspx](http://www.deedsondemand.com/terms-of-service.aspx)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 46729

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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 5/16/15, 2015

Signature: *[Signature]*  
**Grantor or Agent**

~~Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_~~ *see attached*

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 5/16, 2015

Signature: *[Signature]*  
**Grantee or Agent**

~~Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_~~ *see attached*

**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.)

# UNOFFICIAL COPY

## CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1  
2  
3  
4  
5  
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

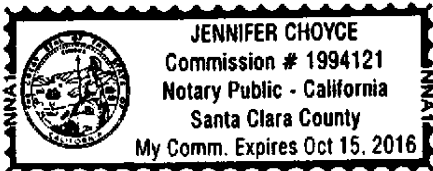
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and *not* the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Clara

Subscribed and sworn to (or affirmed) before me  
on this 16<sup>th</sup> day of May, 2015  
by Santa P Venkat  
Date Month Year

(1) Santa P Venkat

(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Jennifer Choyce  
Signature of Notary Public

Seal  
Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Statement by Grantor Document Date: 5/16/15

Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

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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 May 16<sup>th</sup>, 2015

Signature: *Joe P. Verlet*  
**Grantor or Agent**

~~Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_~~

*See attached*

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 May 16<sup>th</sup>, 2015

Signature: *Balghat*  
**Grantee or Agent**

~~Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_~~

*See attached*

**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.)

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## CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of Santa Clara

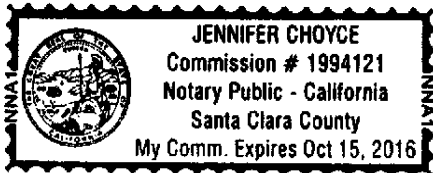
Subscribed and sworn to (or affirmed) before me  
 on this 11th day of May, 2015,  
 by \_\_\_\_\_  
Date Month Year

(1) Santa R Venkat

(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Jennifer Choyle  
Signature of Notary Public



Seal  
 Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Statement by grantor Document Date: 5/16/15  
 Number of Pages: 1 Signer(s) Other Than Named Above: Balaji Venkat