

QUITCLAIM DEED
(Illinois) (Individual to Individual)

PREPARED BY:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056



Doc#: 1616645016 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/14/2016 08:33 AM Pg: 1 of 3

MAIL TO:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056

SEND TAX BILL TO:
Dilkhush and Sultana Bhayani
1387 Grantham Drive
Schaumburg, IL 60193

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the Grantor, Sultana D. Bhayani, of 1387 Grantham Dr., Schaumburg, IL 60193, hereby conveys and quitclaims to

the Grantees, Dilkhush Bhayani and Sultana Bhayani, as Co-Trustees of the Dilkhush and Sultana Bhayani Living Trust dated April 14, 2006, of 1387 Grantham Dr., Schaumburg, IL 60193

the Real Estate located at 410 S. Western Ave. #302, Des Plaines, IL 60016 and having a P.I.N. of 09-17-100-061-1012 and legally described as:

(see attached legal description)

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:

Dated December 10, 2015

Sultana D. Bhayani

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that Sultana D. Bhayani, 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 12-10-2015
Commission expires 7-18-2016

, Notary Public

Exempt deed or instrument
eligible for recordation
without payment of tax.



City of Des Plaines

First American Title

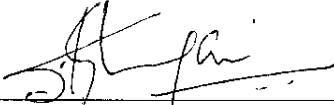
Order # ALCOM

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

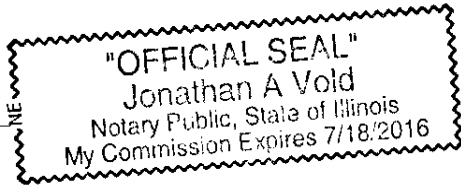
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire or hold title to real estate 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 December 10, 2015

Signature: 
Grantor or Agent

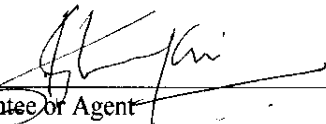
Subscribed and sworn to before me by the said Grantor on December 10, 2015

Notary Public 



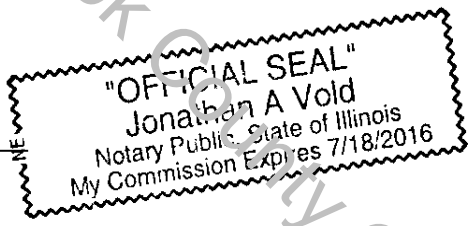
The grantee or his agent affirms and verifies that the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire or hold title to real estate in Illinois, or 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 December 10, 2015

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Grantee on December 10, 2015

Notary Public 



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

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 302 IN THE STONE GATE CONDOMINIUM II AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE NON EASEMENT AREA #2, (N E A #2) OF THE PLAT OF DEDICATION & EASEMENT, BEING PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 2005 AS DOCUMENT NUMBER 051264-5151, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED MAY 25, 2006 AS DOCUMENT NO 0614539006, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P66 AND INDOOR STORAGE SPACE S66 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0614539006, AS MAY BE AMENDED FROM TIME TO TIME

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE STONE GATE CONDOMINIUMS MASTER ASSOCIATION RECORDED JANUARY 24, 2006 AS DOCUMENT NUMBER 0602419024, AS AMENDED FROM TIME TO TIME.

Permanent Index #'s: 09-17-100-061-1012 Vol. 0059

Property Address: 410 S Western Ave #302, Des Plaines, Illinois 60016

Property of Cook County Clerk's Office