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Doc# 1632244059 Fee \$48.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/17/2016 03:55 PM PG: 1 OF 6

AFTER RECORDING RETURN TO:
BCHH, INC.
1000 CLIFF MINE ROAD, SUITE 500
PITTSBURGH, PA 15275
File No. 16042608

MAIL TAX STATEMENTS TO:
JAY P. SHAH
235 W VAN BUREN STREET, UNIT 1502
CHICAGO, IL 60607

RETURN TO:
BCHH, INC
181 MONTOUR RUN ROAD
CORAOPOLIS, PA 15108
412-249-8241

Tax ID No.: 17-16-238-028-1024 AND 17-16-238-028-1462

QUIT CLAIM DEED

THIS DEED made and entered into on this 30th day of Sept., 2016, by and between JAY P. SHAH AND PRAVINCHANDRA M. SHAH AND PURNIMA P. SHAH, AS JOINT TENANTS, a mailing address of 235 W VAN BUREN STREET, UNIT 1502, CHICAGO, IL 60607, hereinafter referred to as Grantor(s) and JAY P. SHAH, A MARRIED PERSON, a mailing address of 235 W VAN BUREN STREET, UNIT 1502, CHICAGO, IL 60607, hereinafter referred to as Grantee(s).



WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Also known as: 235 W VAN BUREN STREET, UNIT 1502, CHICAGO, IL 60607

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 0929911023, Recorded: 10/23/2009

REAL ESTATE TRANSFER TAX		18-Nov-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-16-238-028-1024 | 20161101682939 | 1-491-869-888

REAL ESTATE TRANSFER TAX		18-Nov-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-16-238-028-1024 | 20161101682939 | 0-429-985-984

* Total does not include any applicable penalty or interest due.

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, if any.

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

10-7-2016
Date

Heather A. Revay
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jay P. Shah
JAY P. SHAH

Pravinchandra M. Shah
PRAVINCHANDRA M. SHAH

Purnima P. Shah
PURNIMA P. SHAH

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAY P. SHAH AND PRAVINCHANDRA M. SHAH AND PURNIMA P. SHAH is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this _____ day of _____, _____.

Notary Public
My commission expires: _____

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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This certificate is attached to a 4 page document dated 9-30-16 entitled QUIT CLAIM DEED

ACKNOWLEDGMENT CERTIFICATE

State of TEXAS

County of DALLAS

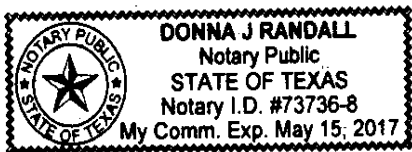
Before me, DONNA J. RANDALL, on this

day personally appeared JAY P. SHAH, PRAVINCHANDRA M. SHAH,
Name of Notary Public
and PURNIMA P. SHAH
Name of signer(s)

to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of Sept, 2016
Year

Donna J. Randall
Notary Public's Signature



(Seal)

Signer's Identity verified by:

- Personally known to me
- Identity proven on the oath Name of credible witness
- Identity proven on the basis of TX DRIVER'S LICENSE
De. or other identity card or other document

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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
ANNA PITTMAN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 1502 AND P-280 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO:

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER IS WILLING TO INSURE WITHOUT COST TO GRANTEEES.
3. APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES.
4. DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 235 W. VAN BUREN CONDOMINIUMS, INCLUDING ANY AND ALL AMENDMENTS AND EXHIBITS THERETO.
5. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RELATING TO THE COMMERCIAL PROPERTY (AS DEFINED IN THE DECLARATION).
6. THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.
7. EASEMENTS, AIR RIGHTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD WHICH DO NOT MATERIALLY ADVERSELY AFFECT THE USE OF THE PREMISES AS A CONDOMINIUM RESIDENCE.
8. LEASES, LICENSES, ENCROACHMENTS AND AGREEMENT AFFECTING THE COMMON ELEMENTS OR THE LIMITED COMMON ELEMENTS (AS DEFINED IN THE DECLARATION).
9. ACTS DONE OR SUFFERED BY GRANTEEES OR ANYONE CLAIMING BY, THROUGH, OR UNDER GRANTEEES.
10. UTILITY EASEMENTS WHETHER RECORDED OR UNRECORDED.
11. SCHEDULE B EXCEPTIONS LISTED IN MERCURY TITLE COMMITMENT NUMBER 2080125.

TAX ID NUMBER: 17-16-238-028-1024

PROPERTY COMMONLY KNOWN AS: 235 W VAN BUREN STREET, UNIT 1502, CHICAGO, IL 60607

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/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 October 12, 2016

Signature: Heather L. Revay
Grantor, or Agent

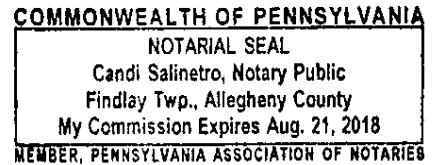
Signature: N/A
Grantor, or Agent

Signature: N/A
Grantor, or Agent

Subscribed and sworn to before me Candi Salinetro
By the said Heather L. Revay

This 12, day of October, 2016

Candi Salinetro
Notary Public
My commission expires: 8/21/18



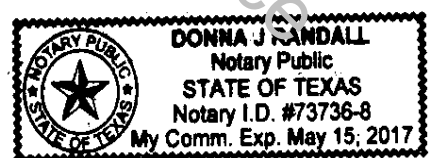
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated September 30th, 2016

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me
By the said Donna J. Randall
This 30th, day of September, 2016

Donna J. Randall
Notary Public
My commission expires: 05-15-17



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.)