

UNOFFICIAL COPY

QUIT CLAIM D E E D

THE GRANTOR(S), DASHRATH PATEL AND SHANTABEN PATEL, husband and wife, of the City of Roselle, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and QUIT CLAIM(S) to SHANTABEN PATEL, a married woman, of Roselle, Illinois, the following, described Real Estate:

Legal Description:

Lot 3 in Sunset Estates, being a subdivision in the Southeast quarter of Section 34, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

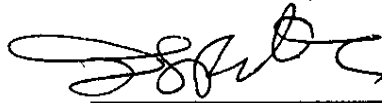
COMMONLY KNOWN AS: 285 Hale Lane Roselle, IL 60172

PIN: 07-34-412-010-0000

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2016 and subsequent years.

DATED this 29 day of MARCH, ~~2016~~ ²⁰¹⁷



(SEAL)

DASHRATH PATEL



(SEAL)

SHANTABEN PATEL



Doc# 1709049103 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/31/2017 01:46 PM PG: 1 OF 3

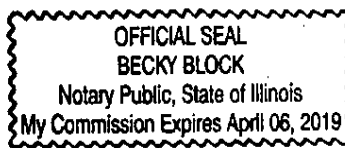
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STATE OF ILLINOIS)
COUNTY OF Lake)^{SS}

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Dashrath Patel, Shantaben Patel, 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 the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 29 day of March, 2017.

[Signature]
NOTARY PUBLIC



Prepared by: Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
DASHRATH PATEL
285 HALE LANE
ROSELLE IL 60172

SEND SUBSEQUENT TAX BILLS TO:
SHANTABEN PATEL
285 HALE LANE
ROSELLE IL 60172

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

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 (**ABI**) 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 another 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: 3 | 29 | 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

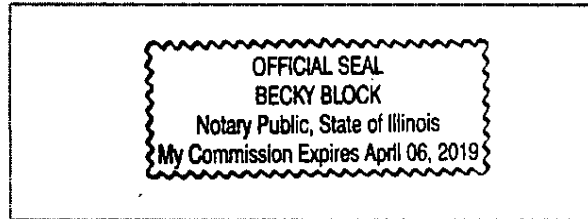
Subscribed and sworn to before me, Name of Notary Public: Becky Block

By the said (Name of Grantor): DASHRATH PATEL

On this date of: 3 | 29 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 3 | 29 | 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Becky Block

By the said (Name of Grantee): Shantanu ben Patel

On this date of: 3 | 29 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)