



Doc# 1711113048 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/21/2017 03:13 PM PG: 1 OF 4

Quit Claim Deed

ILLINOIS STATUTORY

SUBJECT TO:

Wilk Silver LLC
1000 Germantown Pike
Suite J4
Plymouth Meeting, PA 19462

NAME & ADDRESS OF TAX PAYER:

Nikhilkumar & Pooja Patel
812 West Van Buren St Apt 4D
Chicago, IL 60607

SAC-R-70741 (PW)
THE GRANTOR(S)

NIKHILKUMAR PATEL AND NIKHILL PATEL, A MARRIED PERSON WHO TOOK TITLE AS A SINGLE PERSON, of the COOK County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations) in hand paid, CONVEY AND QUIT CLAIM to NIKHILLKUMAR PATEL AND POOJA PATEL, HUSBAND AND WIFE, of 812 West Van Buren St Apt 4D, Chicago, of the County of COOK and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBERS 4D AND 19 IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST L/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION +27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10; 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH, 14.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH, 14.00 FEET; THENCE EAST, 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH, 35.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH, 3 5.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 126.08 FEET TO THE POINT OF BEGINNING,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3891819, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR 3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY"

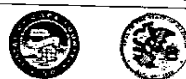
EXEMPT #E - no consideration
E. McCool et al.
10-27-2016

PLEASE RECORD & RETURN TO:
National Advantage Settlement SVC
329 Forest Grove Road, STE 201
Coraopolis, PA 15108

CCRD REVIEW



CTA: 0.00
TOTAL: 0.00 *



24-Apr-2017
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00


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

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

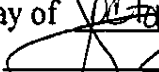
The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

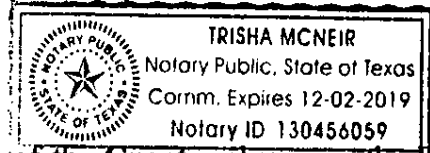
Dated 10/27/14, 2014

Signature: 

Grantor or Agent

E. MCCOOL

Subscribed and sworn to before me
By the said E. McCool
This 27, day of October, 2014.
Notary Public 



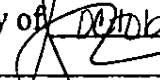
The **Grantee** or his Agent affirms and verifies that the name of the ~~Grantor~~ **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 10/27/14, 2014

Signature: 

Grantee or Agent

E. MCCOOL

Subscribed and sworn to before me
By the said E. McCool
This 27, day of October, 2014.
Notary Public 

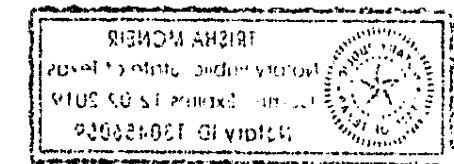
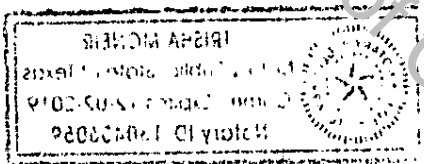


Note: Any person who knowingly submits a false statement concerning the identity of **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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

Property of Cook County Clerk's Office



UNOFFICIAL COPY

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

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Parcel ID: 17-17-228-020-1023 AND 17-17-228-020-1094

Commonly known as 812 West Van Buren St Apt 4D, Chicago, IL 60607
However, by showing this address no additional coverage is provided