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Doc# 1711549001 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/25/2017 09:16 AM PG: 1 OF 3

Above Space For Recorder's Use Only

WARRANTY DEED

THE GRANTOR, **HARDIK SHAH**, a married man, of 2438 W. Diversey Avenue, Chicago, Illinois 60647, County of Cook, State of Illinois, for and in consideration of Ten and no/oo dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in **FEE SIMPLE**:

an undivided 100% interest to **VIJLEE REALTY LLC**, of 926 S. Westgate Road, Des Plaines, Illinois 60016, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 33 IN BLOCK 2 IN CARTER'S ADDITION TO MAPLEWOOD BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


**** NOT HOMESTEAD PROPERTY ****

Subject only to: general real estate taxes not due and payable at the time of closing, covenants, conditions, and 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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in **FEE SIMPLE**.



Permanent Real Estate Index Number: 13-25-229-015-0000.

Address of Real Estate: 2438 W. Diversey Avenue, Chicago, Illinois 60647.

| REAL ESTATE TRANSFER TAX | 10-Apr-2017 |
|--|-------------|
|  CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 |

13-25-229-015-0000 | 20170401636106 | 1-914-918-592

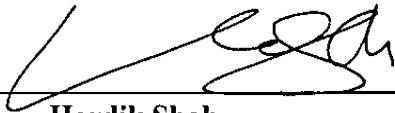
* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | 10-Apr-2017 |
|---|-------------|
|   COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

13-25-229-015-0000 | 20170401636106 | 1-243-829-952

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DATED this 26th of January, 2017



Hardik Shah

State of Illinois))
County of Cook)) SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **HARDIK SHAH**, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 26th day of January, 2017.

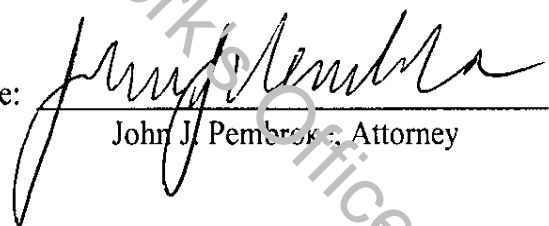

Notary Public



My commission expires 7/29/2020

Exempt under Real Estate Transfer Tax Act Sec. 4, Par. e and Cook County Ordinance Sec. 74-106 (5)

Date: January 26, 2017

Signature: 
John J. Pembroke, Attorney

This instrument prepared by: John J. Pembroke, Esquire, John J. Pembroke & Associates LLC, 422 N. Northwest Highway, Suite 150, Park Ridge, Illinois 60068.

Mail to:

John J. Pembroke & Associates, LLC
422 N. Northwest Hwy., #150
Park Ridge, Illinois 60068

Send Subsequent Tax Bills To:

Vijlee Realty LLC
926 S. Westgate Road
Des Plaines, Illinois 60016

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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 January 26, 2017

Signature: _____

John J. Pembroke, Attorney - Agent

Subscribed and sworn to before me by the said John J. Pembroke, Atty this 26th day of January, 2017.



Denise A. Livingston
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Dated January 26, 2017

Signature: _____

John J. Pembroke, Attorney - Agent

Subscribed and sworn to before me by the said John J. Pembroke, Atty this 26th day of January, 2017.



Denise A. Livingston
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)