

# UNOFFICIAL COPY



\*1715955093D\*

Doc# 1715955093 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/08/2017 02:54 PM PG: 1 OF 4

**QUIT CLAIM DEED**  
**Statutory (Illinois)**  
**(Individual to Individual)**

THE GRANTOR (S)

SANDEEP PATEL and KAMINIBEN R. PATEL,

of the Village of Bartlett County of Cook, State of Illinois, for and in consideration of the sum of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S) to:

SEJAL PATEL, a married woman, Subject to the reservation by Kaminiben R. Patel of a life estate to KAMINIBEN R. PATEL for the term of her natural life, remainder to the Grantee herein, residing at 3915 Springlake Drive, Hanover Park, IL 60133

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

ABOVE SPACE FOR RECORDER'S USE ONLY

Unit Parcel 110 of Lot 17 described as follows: Beginning at a point on the southerly line of said lot at the intersection with the centerline of a party wall extended southerly, said point being South 89 degrees 07 minutes 48 seconds West 113.24 feet of the southeasterly corner of Lot 17 for the southwest corner of Unit Parcel 110; thence North 00 Degrees 52 minutes 12 seconds West along the extensions of and the said centerline of the party wall 107.12 feet to the southerly line of Timberline Drive for the Northwest Corner of Unit Parcel 110; thence easterly along the last said southerly line along an arc of a curve thence easterly along the last said southerly line along an arc of a curve concave to the North having a radius of 383.00 feet for 21.78 feet with the chord bearing South 89 degrees 14 minutes 27 seconds East to the point of tangency; thence North 89 degrees 27 minutes 47 seconds East along the last said southerly line for 4.24 feet to the intersection with the centerline of the party wall and its extension for the northeasterly corner of Unit Parcel 110, thence South 00 degrees 52 minutes 12 seconds East along the last said centerline of the party wall and its extensions for 106.50 feet to the intersection with the southerly line of the lot aforesaid for the southeasterly corner of Unit Parcel 110; thence South 89 degrees 07 minutes 48 seconds West for 26.01 feet to the place of beginning, in "Timberline" being a subdivision of part of the Southwest ¼ of Section 28, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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Permanent Real Estate Index Number(s): 06-28-322-008

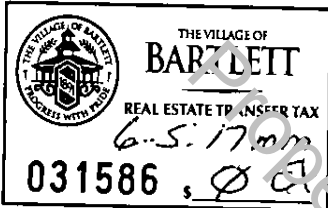
Address(es) of Real Estate: 1277 Timberline Drive, Bartlett, IL

Exempt under provisions of Paragraph E  
Section 31-45, Property Tax Code.

Dated this 24th day of May, 2017.

5/24/17  
Date  
AD  
Buyer, Seller Or Representative

Sandeep Patel (Seal)  
Sandeep Patel



Mrs. KaminiBen R. Patel (Seal)  
Kaminiben R. Patel

State of Illinois )

County of Cook) ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Sandeep Patel and KaminiBen R. Patel, are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said Deed, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of May, 2017

Commission expires 11-15, 2020



Eileen M Bracci  
NOTARY PUBLIC

This instrument was prepared by: Roger T. Stelle, Meltzer, Purtill & Stelle LLC, 1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois 60173

(Name and Address)

MAIL TO: Roger T. Stelle  
(Name)  
Meltzer, Purtill & Stelle LLC  
1515 E. Woodfield Road, 2<sup>nd</sup> Floor  
(Address)  
Schaumburg, IL 60173  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Sejal Patel  
(Name)  
3915 Springlake Drive  
(Address)  
Hanover Park, IL 60133  
(City, State and Zip)

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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.

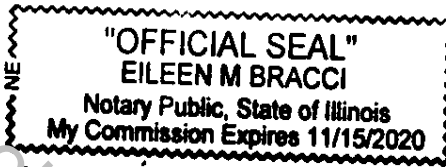
Dated: 25 February, 2017

Signature: Kaminiiben R. Patel.  
Grantor or Agent

Subscribed and sworn to before me

this 25<sup>th</sup> day of February, 2017

Eileen M Bracci  
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 acquired 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: 25<sup>th</sup> feb, 2017

Signature: Sedat Patel  
Grantee or Agent

Subscribed and sworn to before me

this 25<sup>th</sup> day of February, 2017

Eileen M Bracci  
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.)

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## PLAT ACT AFFIDAVIT

CIRCLE THE NUMBER BELOW WHICH IS APPLICABLE TO THE ATTACHED DEED.

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

Kaminiben R. Patel, being duly sworn on oath, states that she resides at 1277 Timberline Drive, Bartlett, Illinois. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; or the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interest therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of said Amended Act into no more than 2 parts and not involving any new streets or easements of access.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Lake County, Illinois, to accept the attached deed for recording.

Kaminiben R. Patel  
Kaminiben R. Patel

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 25th DAY  
OF February, 2017.

Eileen M Bracci  
Notary Public

