

UNOFFICIAL COPY

Doc#: 1718015032 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/29/2017 09:36 AM Pg: 1 of 4

Dec ID 20170601682220
ST/CO Stamp 0-150-649-280
City Stamp 1-589-467-584

QUITCLAIM DEED

1704687ILCP

GRANTOR, SURINDERPAL SINGH GREWAL, a married man, joined by his spouse, AMRITA HANJRAH (herein, "Grantor"), whose address is 1670 N Claremont Avenue, Apt 103, Chicago, IL 60647, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE**, SURINDERPAL SINGH GREWAL and AMRITA HANJRAH, husband and wife, as tenants by the entirety (herein, "Grantee"), whose address is 1670 N Claremont Avenue, Apt 103, Chicago, IL 60647, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1670 N Claremont Avenue, Apt 103, Chicago, IL 60647

Permanent Index Number: 14-31-326-073-1003

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 23 day of June, 2017.

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
319 W. ONTARIO ST. #200
CHICAGO, IL 60654**

~~When recorded return to:~~

~~SURINDERPAL SINGH GREWAL
AMRITA HANJRAH
1670 N CLAREMONT AVENUE,
APT 103
CHICAGO, IL 60647~~

Send subsequent tax bills to:

SURINDERPAL SINGH GREWAL
AMRITA HANJRAH
1670 N CLAREMONT AVENUE,
APT 103
CHICAGO, IL 60647

This instrument prepared by:

LEILA L. HALE, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

UNOFFICIAL COPY

GRANTOR

Surinderpal Singh Grewal

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 6/23/17, by Surinderpal Singh Grewal.

[Affix Notary Seal]

Notary Signature:
Printed name: MARIA E. GUERRERO
My commission expires: 5/28/18



GRANTOR

Amrita Hanjrah

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 6/23/17, by Amrita Hanjrah.

[Affix Notary Seal]

Notary Signature:
Printed name: MARIA E. GUERRERO
My commission expires: 5/28/18



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

Signature of Buyer/Seller/Representative

6-23-17
Date

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 6/23/17

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 23 day of June, 2017.

Notary Public [Signature]



The grantee or his/her agent affirms that, to the best of his/her 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: 6/23/17

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 23 day of June, 2017.

Notary Public [Signature]



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 Act.)

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

PARCEL 1:

UNIT 103 IN THE BUCKTOWN IRONWERKS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

CERTAIN LOTS AND/OR PARTS OF LOTS IN ISHAM'S RESUBDIVISION OF PART OF BLOCK 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LAYING SOUTHWEST OF MILWAUKEE AVENUE SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99212032; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-103 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99212032.

This property constitutes the homestead real property of grantor.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.