

UNOFFICIAL COPY

For Recorder's Use



Doc# 1828949187 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/16/2018 10:36 AM PG: 1 OF 4

Quit-Claim Deed in Trust

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, Jagdishkumar J. Patel, party of the first part, and the Trustees of the Jagdishkumar J. Patel and Varsha J. Patel Revocable Trust as parties of the second part.

Exempt deed or instrument
eligible for recording
without payment of tax.

M Klein 10/16/18 0354-152

City of Des Plaines

03-0000

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, CONVEYS AND QUIT-CLAIMS unto parties of the second part all interest in the following described real estate situated in Cook County, Illinois, to wit:

PARCEL 1: THE NORTH 24.33 FEET OF THE SOUTH 151.46 FEET, ALL BEING OF THE FOLLOWING DESCRIBED TRACT, AND MEASURED ALONG AT RIGHT ANGLES TO THE WEST LINE THEREOF: THAT PART OF LOT 1 IN ZEMON'S CAPITOL HILL SUBDIVISION UNIT NO. 3 BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 88 DEGREES 20 MINUTES 34 SECONDS WEST, A DISTANCE OF 246.48 FEET OF THE POINT OF BEGINNING; THENCE CONTINUING WESTWARD ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 88 DEGREES 20 MINUTES 34 SECONDS WEST, A DISTANCE OF 70.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 1 DEGREE 39 MINUTES 26 SECONDS WEST, A DISTANCE OF 232.33 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 34 SECONDS EAST, A DISTANCE OF 70.50 FEET; THENCE SOUTH 1 DEGREE 39 MINUTES 26 SECONDS EAST, A DISTANCE OF 232.33 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THE NORTH 12 FEET OF THE SOUTH 84 FEET, EXCEPT THE EAST 30 FEET THEREOF, ALL BEING OF THE FOLLOWING DESCRIBED TRACT ALL NORTH AND SOUTH MEASUREMENTS MADE ALONG THE EAST AND WEST LINES AND ALL EAST AND WEST MEASUREMENTS MADE AT RIGHT ANGLES TO SOUTH LINE OF THE FOLLOWING: THAT PART OF LOT 1 IN ZEMON'S CAPITOL HILL SUBDIVISION UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DES PLAINES, ELK GROVE TOWNSHIP, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 1, BEING 75 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 88 DEGREES 19 MINUTES 16 SECONDS WEST, A

UNOFFICIAL COPY

DISTANCE OF 210.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE 40 MINUTES 44 SECONDS WEST, A DISTANCE OF 72.00 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 16 SECONDS WEST, A DISTANCE OF 36.13 FEET; THENCE SOUTH 1 DEGREE 39 MINUTES 26 SECONDS EAST, A DISTANCE OF 300.00 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 16 SECONDS EAST, A DISTANCE OF 60 FEET; THENCE NORTH 1 DEGREE 39 MINUTES 26 SECONDS WEST, A DISTANCE OF 228.00 FEET, THENCE SOUTH 88 DEGREES 19 MINUTES 16 SECONDS WEST, A DISTANCE OF 23.84 FEET; TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS ESTABLISHED BY DECLARATION RECORDED AS DOCUMENT 18779892 AND AMENDED BY 18793938 AND AS CREATED BY DEED RECORDED AS DOCUMENT NUMBER 18848685, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 259 Dover Drive
K
Des Plaines, Illinois 60018

Property Index Number(s): 08-24-402-048-0000

together with the tenements and appurtenances thereto belonging. TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit, and behoove of said parties of the second part forever.

This Deed is made SUBJECT TO the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

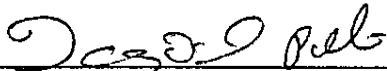
Exempt under provisions of Paragraph (e)
 Section 31-45, Property Tax Code
 Dated this 21st day of September, 2018.


 Buyer, Seller or Representative

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused these presents to be duly executed intending to be bound thereby and said parties of the second part has caused these presents to be duly executed intending to be bound thereby.

Dated this 21st day of September, 2018.



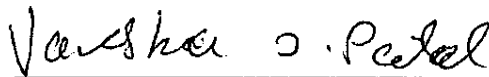
Jagdishkumar J. Patel
Grantor

IN WITNESS WHEREOF, pursuant to 760 ILCS 5/6.5, said parties of the second part hereby accept the real estate so conveyed.

Dated this 21st day of September, 2018.



Jagdishkumar J. Patel
Trustee



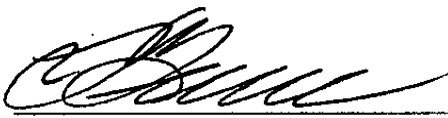
Varsha J. Patel
Trustee

STATE OF ILLINOIS)
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jagdishkumar J. Patel and Varsha J. Patel, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 21st day of September, 2018.



Notary Public

PREPARED BY:
Schmidt & Lerner, LLC
1814 Grandstand Place
Suite 5
Elgin, IL 60123

MAIL TAX BILL TO GRANTORS'/GRANTEES' ADDRESS:
Jagdishkumar J. Patel and
Varsha J. Patel
356 Dover Lane
Des Plaines, Illinois 60018

MAIL RECORDED DEED TO:
Scott A. Schmidt, Esq.
Schmidt & Lerner, LLC
1814 Grandstand Place
Suite 5
Elgin, IL 60123

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 9 | 21 | 20 18

SIGNATURE: [Signature]
GRANTOR or AGENT

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

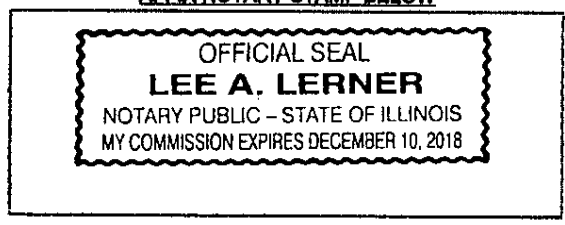
Subscribed and sworn to before me, Name of Notary Public: Lee A. Lerner

By the said (Name of Grantor): _____

On this date of: 9 | 21 | 20 18

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

DATED: 9 | 21 | 20 18

SIGNATURE: [Signature]
GRANTEE or AGENT

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

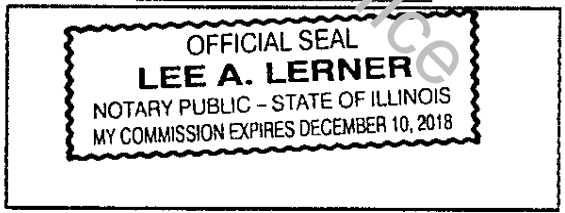
Subscribed and sworn to before me, Name of Notary Public: Lee A. Lerner

By the said (Name of Grantee): _____

On this date of: 9 | 21 | 20 18

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

SEARCHED
SERIALIZED
INDEXED
FILED

SEARCHED
SERIALIZED
INDEXED
FILED