

# UNOFFICIAL COPY

**QUIT CLAIM DEED**  
**ILLINOIS STATUTORY**



Doc# 1835455174 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

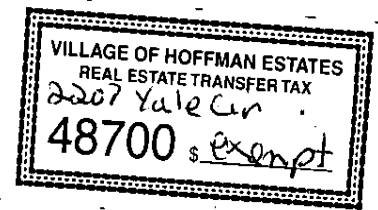
EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/20/2018 02:27 PM PG: 1 OF 4

THE GRANTOR(S), Nipa Patel, or Successor, as Trustee under the Nipa Patel 2017 Revocable Trust dated January 17, 2017, of 1411 Drummond Circle, Inverness, in the County of Cook, the State of Illinois, for and in consideration of Ten Dollars and 00/100 Cents in hand paid, CONVEY(S) and Quit Claims the Grantor's interest to Armini Central LLC, of 125 West Central Road, Schaumburg, in the County of Cook, in 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:

SEE ATTACHED EXHIBIT "A"



SUBJECT TO:

Covenants, conditions and restrictions of record.

This Property is not subject to Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 06-04-104-005-1089

Address(es) of Real Estate: 2207 Yale Circle, Hoffman Estates, IL 60192

Dated this 6 day of December, 2018.

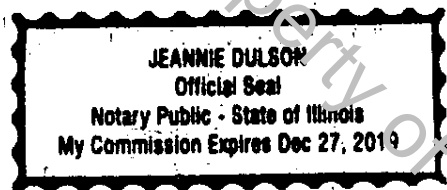
Nipa Patel, or Successor, as Trustee  
under the Nipa Patel 2017 Revocable Trust  
dated January 17, 2017

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STATE OF IL )  
 )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nipa Patel, as Trustee, is 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 she signed, sealed and delivered the said instrument as her 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 6 day of December, 2018



Jeannie Dulson (Notary Public)

**Prepared By:**

Mr. Kashyap V. Trivedi  
1345 Wiley Road, Suite: 110  
Schaumburg, Illinois 60173

**Mail To:**

Kashyap V. Trivedi, Esq.  
1345 Wiley Road Suite: 110  
Schaumburg, IL 60173

**Name & Address of Taxpayer:**

Mr. Arun Binaykia & Ms. Nipa Patel  
1411 Drummond Circle  
Inverness, IL 60010

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

Date: 12/8/18

\_\_\_\_\_  
Buyer / Seller Representative

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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 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, or other entity recognized as a person and authorizes to do business or acquire to real estate under the laws of the State of Illinois.

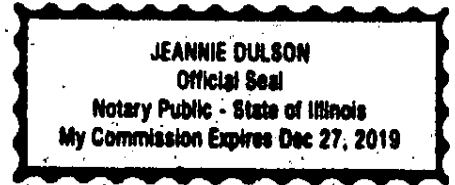
Dated 12/6/18

Signature *Nipa Patel*

Grantor: Nipa Patel, or  
Successor, as Trustee under the  
Nipa Patel 2017 Revocable Trust  
dated January 17, 2017

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Nipa Patel  
THIS 6 DAY OF December 2018

NOTARY PUBLIC *Jeannie Dulson*



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.

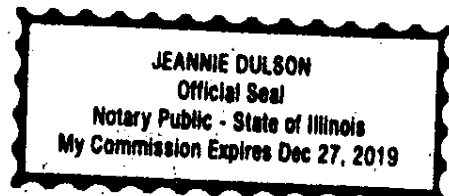
Dated 12/6/18

Signature *Arun Binaykia*

Grantee: Arun Binaykia, as Member of  
Armini Central LLC

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Arun Binaykia  
THIS 6 DAY OF December 2018

NOTARY PUBLIC *Jeannie Dulson*



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## EXHIBIT "A"

UNIT NUMBER 2207 IN PRINCETON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 THROUGH 5 INCLUSIVE IN PRINCETON, UNIT 2, BEING A SUBDIVISION IN PART OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 2001 AS DOCUMENT 0010169851, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010902176, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK, ILLINOIS.

PIN: 06-04-104-005-1039

Property: 2207 Yale Circle, Hoffman Estates, IL 60192

Property of Cook County Clerk's Office