

# UNOFFICIAL COPY



\*1836149231D\*

Doc# 1836149231 Fee \$46.25

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

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

## QUIT CLAIM DEED Statutory Illinois

Above Space for Recorder's use only

THE GRANTORS, **HEMANT SHAH**, a married man of 1301 Lorraine Pl., Schaumburg, IL 60173 and **SAFIULLAH MOHAMMED**, a married man of 4640 Pilgrim Ct, Lake Orion, MI 48359, and **SANAULLAH MOHAMMED**, a married man of 8974 N. Western Ave. Unit 201, Des Plaines, IL 60016, each in his own right, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to GRANTEE, **HSS PROPERTIES, LLC**, an Illinois limited liability company, having an address of 953 N. Plum Grove Rd., Ste B, Schaumburg, IL 60173, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

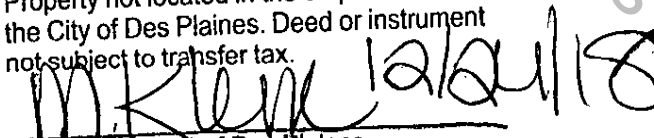
SEE LEGAL DESCRIPTION CONTAINED IN EXHIBIT A ATTACHED HERETO

Permanent Real Estate Index Number: 09-14-308-016-1234

Address of Real Estate: 8974 Western, Unit 201, Des Plaines, IL 60016

THIS IS NOT A HOMESTEAD PROPERTY.

Property not located in the corporate limits of  
the City of Des Plaines. Deed or instrument  
not subject to transfer tax.

  
City of Des Plaines

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IN WITNESS WHEREOF, the said GRANTOR have hereunto set their hands and seals on this \_\_\_ day of December, 2018.

Hemant Shah  
HEMANT SHAH

Safiullah Mohammed  
SAFIULLAH MOHAMMED

Sanaullah Mohammed  
SANAULLAH MOHAMMED

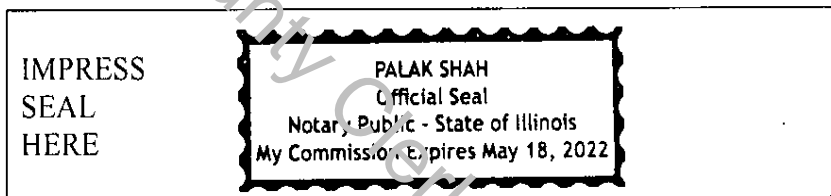
State of IL )  
 ) ss.  
County of Cook )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that HEMANT SHAH, SAFIULLAH MOHAMMED and SANAULLAH MOHAMMED, each in his own right, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of December, 2018.

Commission expires 5/18/22

Palak Shah  
NOTARY PUBLIC



**EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).**

12/14/18  
Dated

Hemant Shah  
Grantor, Grantee or Representative

This instrument was prepared by: \* Jayal Amin, Amin Law Offices, Ltd., 1900 E. Golf Road – Suite 1120, Schaumburg, IL 60173

\*This instrument was prepared without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

<p>Mail To:</p> <p>Amin Law Offices, Ltd. 1900 E. Golf Road – Suite 1120 Schaumburg, Illinois 60173</p>	<p>Name and address of Taxpayer:</p> <p>HSS PROPERTIES, LLC 953 N. Plum Grove Rd., Ste B Schaumburg, IL 60173</p>
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## EXHIBIT A

### Legal Description

UNIT D-201 IN THE BALLARD POINT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 14 AND PART OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT NO. 25261198 AND FILED WITH REGISTRAR OF TITLES AS DOCUMENT NO. LR3133750 TOGETHER WITH ITS RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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## 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: 12 | 14 | 2018

SIGNATURE:   
GRANTOR or AGENT

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

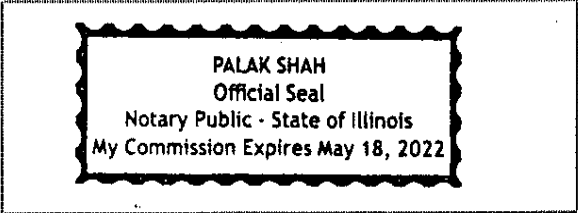
Subscribed and sworn to before me, Name of Notary Public: (ANAVULLAH MOHAMMED)

By the said (Name of Grantor): \_\_\_\_\_

On this date of: 12 | 14 | 2018

NOTARY SIGNATURE: P. H. SHAH


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: 12 | 14 | 2018

SIGNATURE:   
GRANTEE or AGENT

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

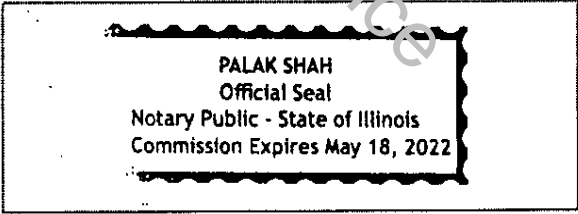
Subscribed and sworn to before me, Name of Notary Public: PALAK SHAH

By the said (Name of Grantee): HEMANT SHAH

On this date of: 12 | 14 | 2018

NOTARY SIGNATURE: P. H. SHAH

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)**)