

# UNOFFICIAL COPY

## QUIT CLAIM DEED Statutory Illinois



\*1836149233D\*

Doc# 1836149233 Fee \$46.25

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2018 02:13 PM PG: 1 OF 4

Above Space for Recorder's use only

THE GRANTOR, **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, 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: 09-15-103-015-1016

Address of Real Estate: 9350 W. Clurch St., Unit 2H, 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.

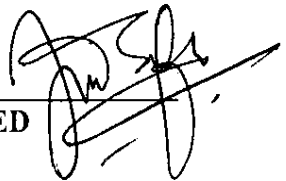
*M. K. [Signature]*  
City of Des Plaines

12/26/18

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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**

  
\_\_\_\_\_  
**SAFIULLAH MOHAMMED**

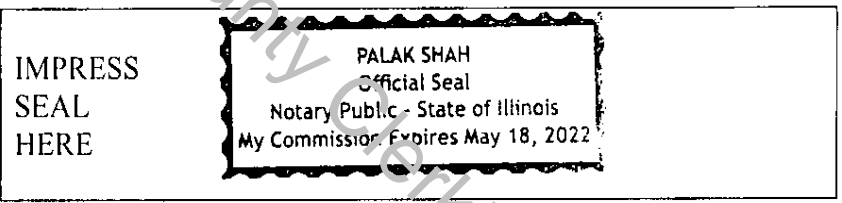
State of IL )  
) ss.  
County of COOK )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that HEMANT SHAH and SAFIULLAH MOHAMED, 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 DEC, 2018.

Commission expires 05/18/22

\_\_\_\_\_  
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 \_\_\_\_\_  
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.

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

### Legal Description

PARCEL 1: UNIT 208-H TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK COLONY CONDOMINIUM BUILDING NUMBER 20, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25596212, IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT NUMBER 25596208.

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:

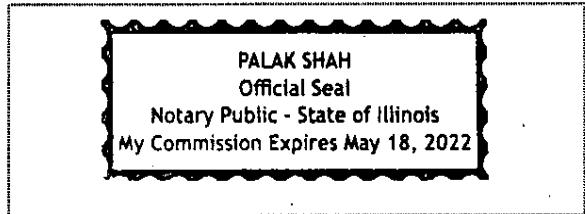
SANAULLAH MOHAMMED

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

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 14 | 2018

NOTARY SIGNATURE: p.h. shah



### 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:

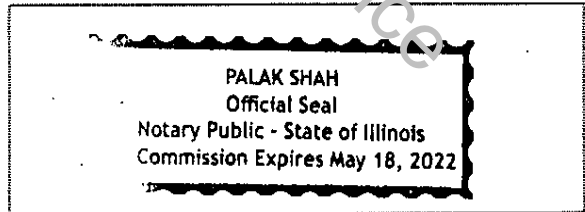
Palak Shah

By the said (Name of Grantee): HEMANT SHAH

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 14 | 2018

NOTARY SIGNATURE: p.h. shah



### 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)**)