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QUIT CLAIM DEED Statutory Illinois



Doc# 1836149234 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 02:13 PM PG: 1 OF 4

Above Space for Recorder's use only

THE GRANTOR, **SANAULLAH MOHAMMED**, a married man of 8974 N. Western Ave. Unit 201, Des Plaines, IL 60016, 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: 09-14-308-016-1160

Address of Real Estate: 8970 North Parkside Ave., Unit 117, 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. Klem 12/24/18
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



SAFIULLAH 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 10th day of DEC, 20 18

Commission expires 05/18/22



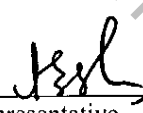
NOTARY PUBLIC

IMPRESS
SEAL
HERE

PALAK SHAH
Official Seal
Notary Public - State of Illinois
My Commission Expires May 18, 2022

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

081218
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

UNIT G-210 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BALLARD POINT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25261198 AND FILED AS DOCUMENT NUMBER LR3133750, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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:

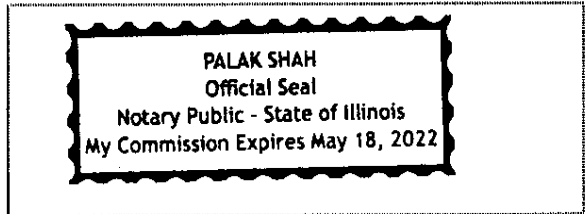
PANAULLAH MOHAMMED

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:

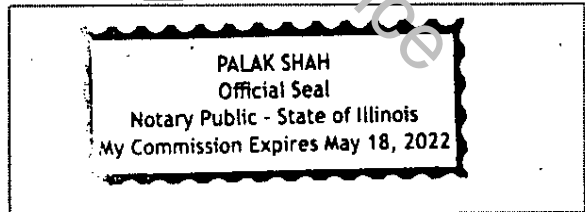
PALAK SHAH

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)**)