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QUIT CLAIM DEED

WHEN RECORDED. MAIL TO: Lakshmi Real Estate Investments, LLC 1616 S. Indiana Avenue, Unit C2 Chicago, Illinois 60616

SEND SUBSEQUENT TAX BILLS TO: Lakshmi Real Estate Investments, LLC 1616 S. Indiana Avenue, Unit C2 Chicago, Illinois 60616

Doc# 1913641061 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/16/2019 11:52 AM PG: 1 OF 5

GRANTORS, Ram Gandikota, of Chicago, Illinois, Bikram Chandra, of Weehawken, New Jersey, Sriram Regunathan, of Atlanta, Georgia, and Dhanvi H. Kapila, of Redmond, Washington, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to the GRANTEE, Lakshm, Peal Estate Investments, LLC, an Illinois limited liability company, of Chicago, Illinois, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

PARCEL 1:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1451 N. ARTESIAN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0518032169, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. PS 3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SALO DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 16-01-215-050-1003.

Property Address: 1451 N. Artesian Avenue, Unit 3, Chicago, Illinois 60622.

) ss

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 24 day of April, 2019.

STATE OF ILLINOIS

COUNTY OF COOK

REAL ESTATE TRANSFER TAX 16-May-2019 0.00 CH CAGO: 0.00 0.00^{-1}

16-01-215-050-1003 20190501673784 1-344-032-672

* Total does not include any applicable pencity or interest due.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that RAM GANDIKOTA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, that he was authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 24 Day of April, 2019.

20190501673784 | 0-985-599-904

My commission expires

16-01-215-050-1003

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX 16-May-2019 COUNTY: 0.00ILLINOIS: 0.00 TOTAL:

OFFICIAL SEAL JAMIÉ LYN GARCIA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/14/19

1913641061 Page: 2 of 5

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QUIT CLAIM DEED Permanent Index No.: 16-01-215-050-1003. Property Address: 1451 N. Artesian Avenue, Unit 3, Chicago, Illinois 60622.

Dated this <u>24</u> day of April, 2019.	
Bilvan	
Bikram Chandra	
STATE OF NEW JERS - YORK)) ss
COUNTY OF NEW YORK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that BIKRAM CHANDRA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and asknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, that he was authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this <u>34</u> Cay of April, 2019.

My commission expires 9/28/3021

Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613

KATH FLOMQUIST
Notary Public, State of New York
No. 4306212
Qualified in Westchester County
Commission Expires (486)

1913641061 Page: 3 of 5

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QUIT CLAIM DEED

Permanent Index No.: 16-01-215-050-1003.

Property Address: 1451 N. Artesian Avenue, Unit 3, Chicago, Illinois 60622.

Dated this 25 th day of April, 2019.
Sriram Regunathan STATE OF GEORGIA State of GEORGIA State of GEORGIA State of GEORGIA State aforesaid, do hereby certify that SRIRAM
REGUNATHAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, that he was authorized to do so, and for the uses and purposes therein set forth.
Given under my hand and notary seal, this 25 Day of pril, 2019
My commission expires <u>07/2c/2c2c</u> Notary Profits
PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 15, Chicago, Illinois 60613 ON COUNTY ON COUNTY ON COUNTY OF THE PROPERTY OF
Co

1913641061 Page: 4 of 5

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QUIT CLAIM DEED

Permanent Index No.: 16-01-215-050-1003.

Property Address: 1451 N. Artesian Avenue, Unit 3, Chicago, Illinois 60622.

1913641061 Page: 5 of 5

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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 Jaws of the State of Illinois. DATED: SIGNATURE: GRANTOR or AGENT GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses Subscribed and sworn to briore me, Name of Notary Public: SEFFREY By the said (Name of Grantor): AFFIX NOTARY STAMP BELOW On this date of: OFFICIAL SEAL JEFFREY C STOKES NOTARY PUBLIC - STATE OF ILLINOIS NOTARY SIGNATURE: MY COMMISSION EXPIRES:04/28/22 **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, and lines 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. SIGNATURE: DATED: GRANTEE or AGENT GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who with Subscribed and sworn to before me, Name of Notary Public: AFFIX NOTARY STAMP POLOW By the said (Name of Grantee) OFFICIAL SEA On this date of: JEFFREY C STOKE NOTARY PUBLIC - STATE OF ILLINOIS NOTARY SIGNATURE 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)