

UNOFFICIAL COPY

This Warranty Deed made and executed this 25th Day of July, 20 19 by Jitesh Parikh, a married person, hereinafter called the grantor, to Parikh Family Trust dated 6/18/2019, Jitesh Parikh and Madhavi Paymaster as co-trustees under declaration of trust with the address of 1542 W. North St., Palatine, IL 60067, hereinafter called the grantee and unto all and every successor or successors in Trust under said Trust agreement.

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Cook County, Illinois, viz:

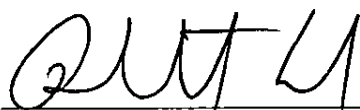
LOT 25, TOGETHER WITH THE NORTHERLY 3.00 FEET OF VACATED NORTH STREET LYING SOUTHERLY AND ADJOINING SAID LOTS 24 AND 25, IN BLOCK 27 IN FERCY WILSON'S SECOND ADDITION TO FOREST VIEW HIGHLANDS, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor(s) hereby warrant that property herein described is not now nor has it ever been homestead property nor contiguous thereto.

Together with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and To Hold**, the same in fee simple forever. **And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 2005, easements, restrictions, and reservations of record.

Property Address: 1542 W. North St., Palatine, IL 60067
PIN: 02-09-102-023-0000

This property transfer exempt in accordance with the provisions of 35/ILCS 200/31-45 (e).



Robert Mondo, Esq.
Attorney for Grantor

7.25.19
Date



1921446075D

Doc# 1921446075 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/02/2019 03:02 PM PG: 1 OF 3

REAL ESTATE TRANSFER TAX 02-Aug-2019

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

02-09-102-023-0000 | 20190601614103 | 0-232-582-240

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In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witness:

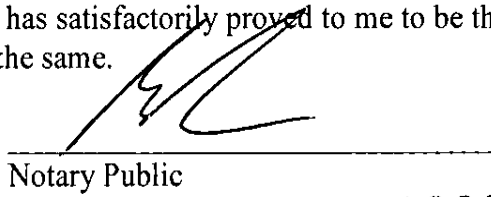


Jitesh Parikh, Grantor

State of Illinois)
) ss.
County of Cook)

On this date July 25, 2019, personally appeared before me, a notary public, Jitesh Parikh, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument and acknowledged that he/she executed the same.

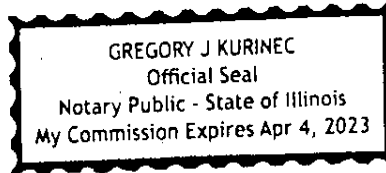
4.4.23
My commission expires


Notary Public

Send Future Tax Bills to:
Jitech Parikh and Madhavi Paymaster
1542 W. North St.
Palatine, IL 60067

Document Prepared by:
Robert Mondo, Esq.
P.O. Box 72668
Roselle, IL 60172
630-215-3676

Send Filed Deed To:
Robert Mondo
P.O. Box 72668
Roselle, IL 60172



Property of Cook County Clerk's Office

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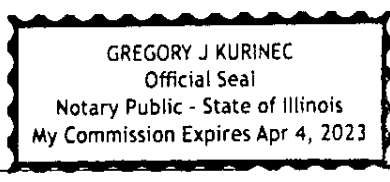
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a. natural person, and 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 title to real estate under the laws of the State of Illinois.

Dated July 25, 2019 Signature: _____ Grantor

Subscribed and sworn to before me by the said Jitesh Pankh

this 25 day of July, 2019.



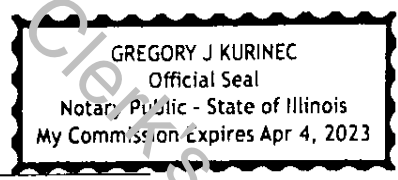
NOTARY PUBLIC _____

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 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

Date July 25, 2019 Signature: _____ Grantee

Subscribed and sworn to before me by the said Jitesh Pankh

this 25 day of July, 2019.



NOTARY PUBLIC _____

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)