

# UNOFFICIAL COPY



Doc# 2013408053 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/13/2020 10:06 AM PG: 1 OF 3

## QUIT CLAIM DEED

The Grantor, Anil Nigam, married to Reena Datta, of 90 Tournament Drive South, Hawthorn Woods, Illinois 60047, in consideration of the sum of TEN and no/100 Dollars and other good and valuable consideration in hand paid, do hereby convey and **QUIT CLAIM** to Anil Nigam, Trustee of Anil Nigam Revocable Trust Agreement, and to Reena Datta, Trustee of Reena Datta

(Reserved for Recorder's Use Only)

Revocable Trust Agreement, of 90 Tournament Drive South, Hawthorn Woods, Illinois 60047, not as joint tenants or tenants in common but as tenants by the entirety, the following described real estate, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly Known as: Unit No. 106, 21 Kristin Drive Schaumburg, Illinois 60195

Property Index Numbers: ~~07-10-101-027-0000, 07-10-101-028-0000, 07-10-101-029-0000~~

07-10-101-038-1008

together with the tenements and appurtenances thereunto belonging.

Exempt under Real Estate Transfer Tax Act, Sec. 4, Para. e.

Anil Nigam

Dated: June 22, 2012

Reena Datta hereby waives her homestead rights, if any.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed below.

Dated: June 22, 2012

MS 2-24-20  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
38368 \$ 0

Anil Nigam

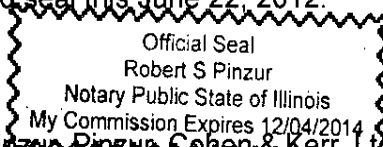
Reena Datta

STATE OF ILLINOIS )

COUNTY OF LAKE )

I, Robert S. Pinzur, a Notary Public in and for said County, in the State aforesaid, do hereby certify Anil Nigam and Reena Datta, of Hawthorn Woods, Illinois, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this June 22, 2012.

  
NOTARY PUBLIC

Prepared By: Robert S. Pinzur, Pinzur, Cohen & Kerr, Ltd., Suite 208, 4180 RFD Route 83, Long Grove, IL MAIL TAX BILL TO: Anil Nigam and Reena Datta, 90 Tournament Drive South, Hawthorn Woods, Illinois 60047 MAIL TO: Robert S. Pinzur, Pinzur, Cohen & Kerr, Ltd., Suite 208, 4180 RFD Route 83, Long Grove, IL 60047

### REAL ESTATE TRANSFER TAX

13-May-2020



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

07-10-101-038-1008

20200301638416 | 0-081-333-472

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 106 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND:

LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055.

TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS; ALSO EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 26, 2007 AND RECORDED AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DRIVE DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-164, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

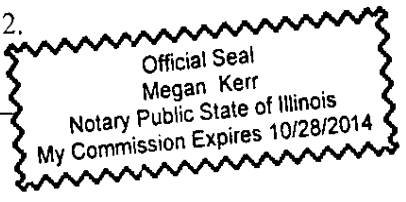
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her knowledge, 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 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 June, 2012 Signature *Robert S. Puzi*  
Grantor or Agent


Subscribed and sworn to before me this 22nd day of  
June, 2012.

*[Signature]*  
Notary Public 

The grantee or the grantee's 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 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 June 22, 2012 Signature: *Robert S. Puzi*  
Grantee or Agent

Subscribed and sworn to before me this 22nd day of  
June, 2012.

*[Signature]*  
Notary Public 

NOTE: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)