

# UNOFFICIAL COPY

**QUIT CLAIM DEED  
Statutory (ILLINOIS)  
(Individual to Individual)**

Doc#: 2021107496 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/29/2020 02:17 PM Pg: 1 of 3  
  
Dec ID 20200601604375

Above Space for Recorder's Use Only

THE GRANTOR (S) **RAMESH C. SEERAS, M.D., S.C., f/k/a/ RAMESH C. SEERAS, M.D., P.C.,** married to **Vasanthi C. Seeras**, of the Town of South Hill, County of Mecklenburg, State of Virginia, for the consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and QUIT CLAIMS** to

**BEST SPIRIT, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the law of the State of Illinois and duly authorized to transact business in the State of Illinois, whose principal office is 232 Beaver Creek Drive, South Hill, VA, 23970,

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 6842 Cermak Road, Berwyn, Illinois, 60402, legally described as:

LOT 97 IN BERWYN GARDENS, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**THIS IS NOT HOMESTEAD PROPERTY AS TO VASANTHI C. SEERAS**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. :

Permanent Real Estate Index Number (s): 16-19-330-026-0000

Address(es) of Real Estate: 6842 Cermak Road, Berwyn, Illinois, 60402

Dated this 29 day of March, 2020.

[Signature] (SEAL)  
Ramesh C. Seeras, M.D., S.C.

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 17 OF THE BERWYN CITY  
CODE SEC 806.08 AS A REAL ESTATE  
TRANSACTION  
DATE 07/29/2020 TELLER [Signature]

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State of ~~Illinois~~; County of Mecklenburg, VA ~~Cook~~ ss, I, the undersigned, a Notary Public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY that RAMESH C. SEERAS, M.D., S.C., f/k/a RAMESH C. SEERAS, M.D., P.C., is 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5 day of March, 2020.

Commission expires 12/31/24 Brittany Davis Jimmerson  
NOTARY PUBLIC

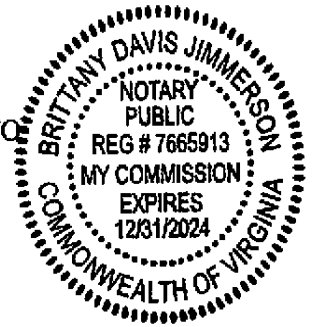
This instrument was prepared by: John E. Dvorak, Attorney at Law, 10560 West Cermak Road, Westchester, Illinois, 60154

**MAIL TO:**

John E. Dvorak  
Attorney at Law  
10560 W. Cermak Road  
Westchester, IL 60154

SEND SUBSEQUENT TAX BILLS TO

Best Spirit, LLC  
212 Beaver Creek Drive  
South Hill, VA 23970



OR

Recorder's Office Box No. \_\_\_\_\_

EXEMPT UNDER PROVISION OF PARAGRAPH 8 SECTION 4, REAL

ESTATE TRANSFER ACT.

DATE: 3/5/20

[Signature]  
Signature of Buyer, Seller or Representative

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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 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 a 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 March 5, 2020

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 5<sup>th</sup> day of March, 2020.



Notary Public Sheila Griffin

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 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 March 5, 2020.

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 5<sup>th</sup> day of March, 2020.



Notary Public Sheila Griffin

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