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Doc#. 2023701075 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 08/24/2020 03:33 PM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20200601617232 ST/CO Stamp 0-046-778-080

Prepared By: Attorney Nirav S. Patel Law Office of Niray S. Patel, PC 121 Fairfield Way, Ste 100 Bloomingdale, IL 60108

Return To: Ronak K. Bax 207 Brittany Dr Unit B Streamwood, IL 60107-2425

Taxes To/Grantee's Address: Ronak K. Baxi 207 Brittany Dr, Unit B Streamwood, IL 60107-2425

The Above Space for Recorder's Use Only

THIS INDENTURE made this / day of July , 2020, between Grantor(s): Ronak K. Baxi, a married man, of 207 Brittany Dr. Unit B, Streamwood, IL 60107-2425 and Grantee(s): Ronak K. Baxi and Sweta D. Ghayal, a married couple, and Kiran V. Baxi and Smriti K. Baxi, a married couple, to hold as Joint Tenants with rights of survivorship.

WITNESSETH that the Grantor(s), for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and quit claim to the Grantee(s), the following described real estate to-wit.

Legal Description:

UNIT 22B-2 IN SUSSEX SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE SOUTHEAST 1/4 F THE SOUTHEAST 1/4 OF SECTION 22 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 26, BOTH IN TOWNSHIF 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEYUS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88319854 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 06-27-216-009-1048

O'VICIAL SEAL SALON SEHCHAS B AGNER Commonly known as: 207 Brittany Dr., Unit B, Streamwood 118 60107-2425

ICOS & ONED TO THANDAM THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR AND GRANTOR'S SPOUSE.

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Together with the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

HEREBY RELEASING and WAIVING all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD, the above granted premises unto the party of the second part forever.

IN WITNESS WHEREOF, the Grantor(s) has hereunto set its hand and seal the day and year first written above.

Ronak K. Baxi

This instrument is exempt from taxation under Paragraph (e) of Section 4 of the Illinois Real Estate Transfer Act and under the Village of Streamwood Real Estate Tax Transfer Ordinance by paragraph(s) 4. of Section 3-11-0-10 of said ordinance.

Ropak K. Baxi

STATE OF Illinois)ss

County of Lake

VILLAGE OF STREAMWOOD

REAL ESTATE TRANSFER TAX

046765 \$ EXEM ?

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Ronak K. Baxi, 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 has signed, sealed, and delivered the said instrument of his free and voluntary act, for the used and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 1st day of July, 2020.

&C(Notary Public)

OFFICIAL SEAL

BRENDA B. SANCHEZ ROJAS NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES AUG. 22, 2023

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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 Futho ized to do business or acquire and hold title to real estate under the laws of the State of Illinois. SIGNATURE: DATED: 07 GRANTOR or AGENT vitnesses the GRANTOR signature GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who Subscribed and sworn to butora me, Name of Notary Public: AFFIX NOTARY STAMP BELOW By the said (Name of Grantor): OFFICIAL SEAL On this date of: 20 4 (BRENDA B. SANCHEZ ROJAS **NOTARY PUBLIC, STATE OF ILLINOIS** NOTARY SIGNATURE: MY COMMISSION EXPIRES AUG. 22, 2023 **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 partr ership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and cuthorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. SIGNATURE: DATED: 07 TANTEE or AGENT witnesses the GRAFT. E signature. GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY Subscribed and sworn to before me, Name of Notary Public: AFFIX NOTARY STAMP PELCAY By the said (Name of Grantee): On this date of: OFFICIAL SEAL BRENDA B. SANCHEZ ROJAS NOTARY SIGNATURE: NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES AUG. 22, 2023

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 <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, 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)