

UNOFFICIAL COPY

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 Nirav S. Patel, PC
121 Fairfield Way, Ste 100
Bloomington, IL 60108

Return To:
Ronak K. Baxi
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 1st 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 right of survivorship.

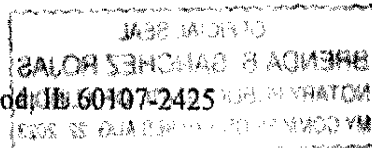
WITNESSETH that the Grantor(s), for and in consideration of the sum of Ten and
00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and
quit claim to the Grantee(s), the following described real estate to-wit:

Legal Description:

UNIT 22B-2 IN SUSSEX SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF
PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 22 AND PART OF
THE NORTHEAST ¼ OF THE NORTHEAST ¼ SECTION 26, BOTH IN TOWNSHIP 41
NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS
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

Commonly known as: 207 Brittany Dr., Unit B, Streamwood, IL 60107-2425



THIS IS NOT HOMESTEAD PROPERTY AS TO
GRANTOR AND GRANTOR'S SPOUSE.

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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 laws of the State of Illinois.

DATED: 07/01/2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

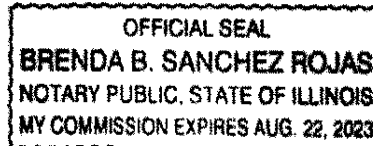
Brenda B Sanchez Rojas

By the said (Name of Grantor): Ronak K Baxi

AFFIX NOTARY STAMP BELOW

On this date of: 07/01/2020

NOTARY SIGNATURE: Brenda B Sanchez Rojas



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 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: 07/01/2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

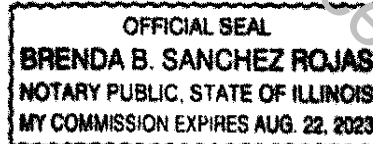
Brenda B Sanchez Rojas

By the said (Name of Grantee): Ronak K Baxi

AFFIX NOTARY STAMP BELOW

On this date of: 07/01/2020

NOTARY SIGNATURE: Brenda B Sanchez Rojas



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 **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**