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Doc#: 2032762022 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 11/24/2020 09:49 AM Pg: 1 of 5

Dec ID 20201001627144

City Stamp 1-777-755-104

After Recording, Return To:

Campbell Long

236 S. Washington Street, Suite 212

Naperville, IL 60540

After Recording,

Mail Tax Statements To:

Amandeep Parmar and Ardaman Shergill

as co-Trustees

1131 W. Monroe

Chicago, Illinois 60607

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantor,

AMANDEEP PARMAR, a married man,

Whose mailing address is 1131 W. Monroe, Chicago, Illinois 60607;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and quitclaim to:

an undivided 50% interest unto:

AMANDEEP PARMAR, GRANTEE, 1131 W. Monroe, Chicago, Illinois 60607, as Trustee under the provisions of a trust agreement dated the 24th day of April 2020 and known as the **Amandeep Parmar Living Trust** (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, **and the beneficial interest of said trust being held by Amandeep Parmar and Ardaman Shergill, husband and wife, as Tenants by the Entirety in their respective trusts.**

And an undivided 50% interest unto:

ARDAMAN SHERGILL, GRANTEE, 1131 W. Monroe, Chicago, Illinois 60607, as Trustee under the provisions of a trust agreement dated the 24th day of April, 2020 and known as the **Ardaman Shergill Living Trust** (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement **and the beneficial interest of said trust being held by Amandeep Parmar and Ardaman Shergill, husband and wife, as Tenants by the Entirety in their respective trusts.**

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 17-17-210-070-0000

Site Address: 1131 W. Monroe, Chicago, Illinois 60607

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever. **Said homestead real estate is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/1c, as amended, under the above-mentioned Trust Agreement, and said Trust Agreement so states the same.**

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 24th day of April, 2020.

AMANDEEP PARMAR

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Amandeep Parmar and Ardaman Shergill, husband and wife**, personally known to me to be or proved to me by satisfactory identification presented to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.


NOTARY PUBLIC

My commission expires: 09/19/2023

“Exempt under Paragraph (c), Section 31-45; Illinois Real Estate Transfer Tax Act”
4/24/20
Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		27-Oct-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

17-17-210-070-0000 | 20201001627144 | 1-777-755-104

* Total does not include any applicable penalty or interest due

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Amandeep Parmar, as Trustee under the provisions of a trust agreement dated June 1, 2018 and known as the Amandeep Parmar Living Trust accepts the foregoing transfer of title/conveyance as Trustee as aforesaid.

Amandeep Parmar

Dated: April 24, 2020

Amandeep Parmar

Ardaman Shergill, as Trustee under the provisions of a trust agreement dated April 24, 2020 and known as the Ardaman Shergill Living Trust accepts the foregoing transfer of title/conveyance as Trustee as aforesaid.

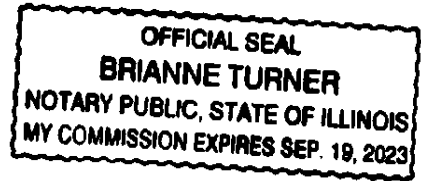
Ardaman Shergill

Dated: April 24, 2020

Ardaman Shergill

Subscribed and sworn to before me by the said AMANDEEP PARMAR and ARDAMAN SHERGILL, on this the 24th day of April, 2020.

Notary Public: *Brianne Turner*



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EXHIBIT A

PARCEL 1:

LOT 38 IN CHELSEA TOWNHOMES SUBDIVISION, BEING A RESUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DISCLOSED BY THE PLAT OF SUBDIVISION RECORDED DECEMBER 27, 2005 AS DOCUMENT NUMBER 0536119097.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR CHELSEA TOWNHOMES RECORDED JANUARY 11, 2006 AS DOCUMENT NUMBER 0601119076 FOR SUPPORT, PARTY WALLS, CERTAIN ENCROACHMENTS, AND ACCESS, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

and more commonly known as 1131 W. Monroe, Chicago, Illinois 60607

TAX PARCEL NUMBER: 17-17-210-076-0000

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, the name of the GRANTEES 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 title to real estate under the laws of the State of Illinois.

Dated this 24th day of April 2020


AMANDEEP PARMAR

Subscribed and sworn to before me by the said AMANDEEP PARMAR, on this the 24th day of April 2020.

Notary Public: 




The GRANTEES (or the agent for the GRANTEES) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEES 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 title to real estate under the laws of the State of Illinois.

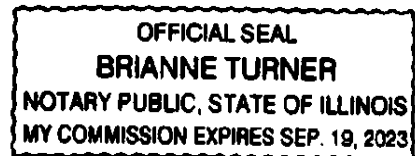
Dated this 24th day of April 2020


AMANDEEP PARMAR


ARDAMAN SHERGILL

Subscribed and sworn to before me by the said AMANDEEP PARMAR AND ARDAMAN SHERGILL, on this the 24th day of April 2020.

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.