

UNOFFICIAL COPY



Doc# 2101419009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/14/2021 09:42 AM PG: 1 OF 4

# Quit Claim Deed

## ILLINOIS STATUTORY

### MAIL TO:

Nitin Patel  
625 North 3<sup>rd</sup> Avenue  
Des Plaines, IL 60016

### NAME & ADDRESS OF TAXPAYER & GRANTEE:

Nitin Patel  
625 North 3<sup>rd</sup> Avenue  
Des Plaines, IL 60016

**THE GRANTOR** Hemantkumar Patel of 668 Morningside Court

of the village of Schaumburg, of the Cook County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS HIS 1/2 INTEREST TO

Nitin Patel of 625 North 3<sup>rd</sup> Avenue, of the City of Des Plaines

of the Cook County and the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:  
(LEGAL DESCRIPTION)

See attached Exhibit 'A'

**THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTORS.**

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 07-08-104-028-1059

1812 Marquette Lane, Unit 5573 Hoffman Estates, IL

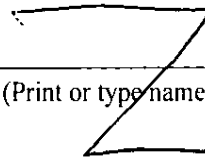
Property Address: 60169

Dated this 30 day of December, 2020



(Seal)

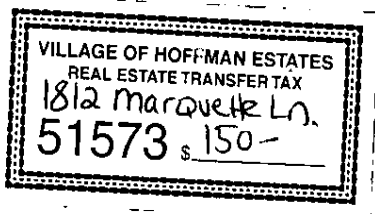
Hemantkumar Patel



(Seal)

(Print or type name here)

(Print or type name here)



### REAL ESTATE TRANSFER TAX

14-Jan-2021



COUNTY: 25.00  
ILLINOIS: 50.00  
TOTAL: 75.00

07-08-104-028-1059

| 20210101611172 | 1-711-032-336

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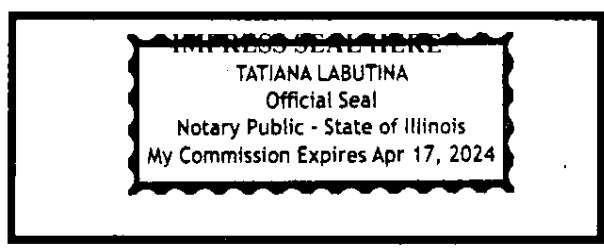
STATE OF ILLINOIS )  
COUNTY OF ~~Kane~~ ) SS.  
Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Hemantkumar Patel 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 signed, sealed and delivered the said instrument as 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 notarial seal this 30 day of 12, 2020

Tatiana Labutina

Notary Public  
My commission expires on 04/17/24



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:  
Mary Brady  
Guthrie & Brady  
Mary Brady  
463 N. Roselle Road  
Roselle, IL 60172

EXEMPT UNDER PROVISIONS OF PARAGRAPH D SECTION 31-45, PROPERTY TAX CODE.

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORD. 93-0-28 PAR ( )

DATE: 12/30/2020

Hemantkumar Patel  
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

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## EXHIBIT A

UNIT NO. 5573 AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOTS 43 THROUGH 53, BOTH INCLUSIVE, LOTS 57, 58, 68, AND 69, AND ALL OF OUTLETS 4 AND 5 IN BARRINGTON SQUARE UNIT 5, BEING A SUBDIVISION OF THE PART OF THE WEST ½ OF THE WEST ½ OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON NOVEMBER 16, 1972 AS DOCUMENT NO. 22122817,

A SURVEY OF WHICH IS ATTACHED AS EXHIBIT 'A' TO THAT CERTAIN DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP MADE BY KAUFMAN AND BROAD HOMES, INCORPORATED, AS GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 13, 1972 AS DOCUMENT NO. 22156226, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPROMISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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: 12 | 30 | 2020

SIGNATURE [Signature]  
GRANTOR or AGENT

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

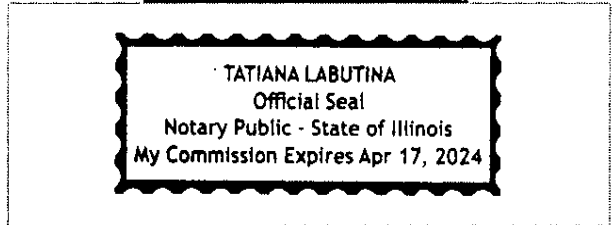
Subscribed and sworn to before me, Name of Notary Public: Tatiana Labutina

By the said (Name of Grantor): Hemant Kumar Patel

On this date of: 30 | 12 | 2020

NOTARY SIGNATURE: Tatiana Labutina

AFFIX NOTARY STAMP BELOW



### 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: 12 | 30 | 2020

SIGNATURE [Signature]  
GRANTOR or AGENT

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

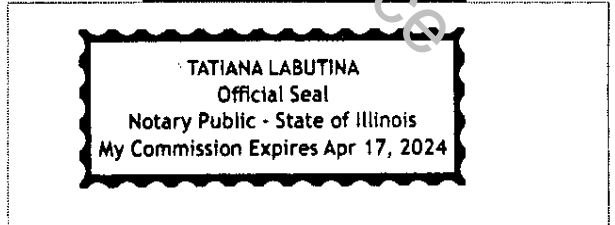
Subscribed and sworn to before me, Name of Notary Public: Tatiana Labutina

By the said (Name of Grantor): Nitin Patel

On this date of: 30 | 12 | 2020

NOTARY SIGNATURE: Tatiana Labutina

AFFIX NOTARY STAMP BELOW



### 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)**)