

UNOFFICIAL COPY



2102922032

Doc# 2102922032 Fee \$88.00

Prepared By

Name: Raju & Arti Thakkar
Address: 1309 Saint Claire Place
State: Illinois, Zip Code: 60173

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/29/2021 12:24 PM PG: 1 OF 3

After Recording Return To

Name: Raju & Arti Thakkar
Address: 1309 Saint Claire Place
State: Illinois, Zip Code: 60173

Space Above This Line for Recorder's Use

ILLINOIS QUIT CLAIM DEED

STATE OF ILLINOIS
COOK COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$ 10) in hand paid to Raju P. Thakkar and Arti Thakkar, owners, residing at 1309 Saint Claire Place, Schaumburg, County of Cook, City of Chicago, State of Illinois (hereinafter known as the "Grantor(s)") hereby quitclaims to Raju & Arti Thakkar Revocable Living Trust, residing at 1309 Saint Claire Place, Schaumburg County of Cook, City of Schaumburg, State of Illinois (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois to-wit:

Property Index Number: 07-23-106-014-0000

Property Common Address: 149 Chatsworth Circle, Schaumburg, IL. 60194

Property Legal Description:

PARCEL 1: LOT 94 IN ASHTON PARK, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22 & PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23. ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER LOT 1 FOR THE BENEFIT OF LOT 94 AS SET FORTH ON PLAT OF SUBDIVISION RECORDED NOVEMBER 5, 1986 AS DOCUMENT 86520037, AS CORRECTED BY INSTRUMENT RECORDED NOVEMBER 25, 1986 AS DOCUMENT 86560865 AND AS CREATED BY DEED FROM THE HOFFMAN GROUP INC. TO WILLIAM E. BIEHL RECORDED DECEMBER 8, 1988 AS DOCUMENT 88565750, IN COOK COUNTY ILLINOIS

LR 10/23/20
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

39817

REAL ESTATE TRANSFER TAX

29-Jan-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

07-23-106-014-0000

20201201693782 | 0-844-371-984

UNOFFICIAL COPY

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

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Raju P. Thakkar
 Grantor's Signature
Raju P. Thakkar
 Grantor's Name
1309 Saint Claire Place
 Address
Schaumburg, IL 60173
 City, State & Zip

Arti Thakkar
 Grantor's Signature
Arti Thakkar
 Grantor's Name
1309 Saint Claire Place
 Address
Schaumburg, IL 60173
 City, State & Zip

STATE OF ILLINOIS)

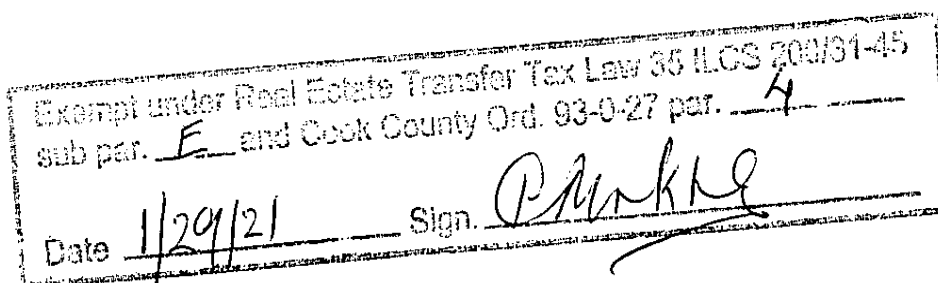
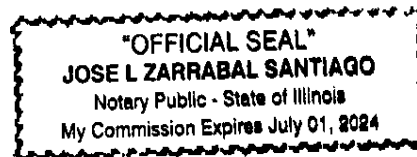
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RAJU & ARTI THAKKAR whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 23 day of OCTOBER 2020.

Jose L. Zarrabal Santiago
 Notary Public

My Commission Expires: JULY 01, 2024



UNOFFICIAL COPY

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: 10 | 29 | 2020

SIGNATURE: Peter Papanikolaou / Arti Thakkar

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: Peter Papanikolaou

By the said (Name of Grantor): Rajiv Thakkar / Arti Thakkar

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 29 | 2020

NOTARY SIGNATURE: [Signature]

PETER PAPANIKOLAOU
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 4, 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 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: 10 | 29 | 2020

SIGNATURE: Peter Papanikolaou / Arti Thakkar

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: Peter Papanikolaou

By the said (Name of Grantee): Rajiv Thakkar / Arti Thakkar

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 29 | 2020

NOTARY SIGNATURE: [Signature]

PETER PAPANIKOLAOU
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 4, 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 **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)**

rev. on 10.17.2016