

UNOFFICIAL COPY

Prepared By

Name: Mohammad Taheruddin
Address: 1459 Fox Path Ln

State: Hoffman Est Zip Code: 60192

After Recording Return To

Name: Nikhath Taheruddin
Address: 730 Hill Dr #107

State: Hoffman Est Zip Code: 60169



Doc# 2104847030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2021 03:28 PM PG: 1 OF 4

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 One Dollar & Zero Cents (\$ 0.00) in hand paid to

Mohammad Taheruddin, a citizen, residing at 1459 Fox Path Ln,
County of COOK, City of Hoffman Est, State of IL

(hereinafter known as the "Grantor(s)") hereby quitclaims to Nikhath Taheruddin
a citizen, residing at 730 Hill Dr #107, County of COOK,

City of Hoffman Estates, State of IL (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:

1015 Higgin's Qtr Unit #115
Hoffman Estates, IL 60169

Tax Parcel ID #: 07-16-200-056-1292

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

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.

Exempt under provisions of Paragraph a3

e

01/15/2021

Date

Nikhath Taheruddin Page 1 of 2

Buyer, seller or Representative

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COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

07-16-200-056-1292 | 20210201638798 | 0-737-291-280

M. Taheruddin
 Grantor's Signature
Mohammad Taheruddin
 Grantor's Name
1459 Fox Path Ln
 Address
Hoffman Estates, IL 60192
 City, State & Zip

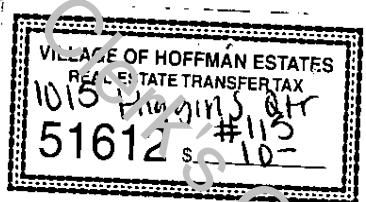
N. Nikhat
 Grantee's Signature
Nikhat Taheruddin
 Grantee's Name
730 Hill Dr # 107
 Address
Hoffman Estates IL 60189
 City, State & Zip

In Witness Whereof

Soledad Gonzalez
 Witness's Signature
Soledad Gonzalez
 Witness's Name
140 N. BARRINGTON RD
 Address
STREAMWOOD, IL 60107
 City, State & Zip

J. Ramos
 Witness's Signature
JANNETH RAMOS
 Witness's Name
140 N. BARRINGTON RD.
 Address
STREAMWOOD, IL 60107
 City, State & Zip

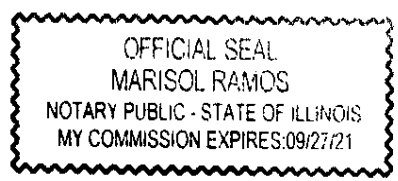
STATE OF Illinois
 COUNTY OF COOK



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mohammad Taheruddin Nikhat Taheruddin 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 15th day of January, 2021

Marisol Ramos
 Notary Public



My Commission Expires: 09-27-2021

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5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
UNIT 4-115 IN HIGHLAND CROSSING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF
A PORTION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH,
RANGE 16 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH
PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP FOR HIGHLAND CROSSING ADD ON CONDOMINIUM AND OF EASEMENTS RELATING TO
UNDEVELOPED AREA, RECORDED IN CIRCUIT COURT, AS DOCUMENT NO. 25669760, TOGETHER
WITH ITS UNDIVIDED PERCENTAGE INTEREST, AS AMENDED FROM TIME TO TIME, IN THE
COMMON ELEMENTS

1015 Higgins Quarter Drive # 115

07-162-000-56-1292

Property of Cook County Clerk's Office

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE
AS REQUIRED BY SECTION 35 ILCS 200/31-47

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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 title to real estate under the laws of the State of Illinois.

DATED: 02 | 15 | 2021

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:

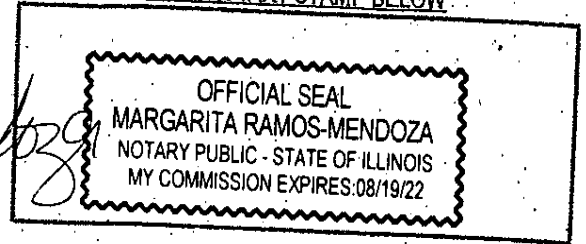
Margarita Ramos Mendoza

By the said (Name of Grantor): Mohammad Taheruddin

On this date of 02 | 15 | 2021

NOTARY SIGNATURE: [Signature]

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 title to real estate under the laws of the State of Illinois.

DATED: 02 | 15 | 2021

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:

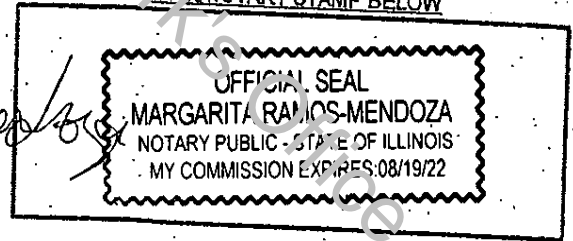
Margarita Ramos Mendoza

By the said (Name of Grantee): Nikhat S Taheruddin

On this date of 02 | 15 | 2021

NOTARY SIGNATURE: [Signature]

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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)