

# UNOFFICIAL COPY



\*2104847031\*

Doc# 2104847031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2021 03:29 PM PG: 1 OF 6

Prepared By:

Nikhlat Taheruddin  
730 Hill Dr #107  
Hoffman Estates,  
IL 60169

After Recording Return To:

Nikhlat Taheruddin  
730 Hill Dr #107  
Hoffman Estates  
IL 60169

TAX PARCEL ID #:

07-16-200-056-1257

## QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mohammad Taheruddin & Fredrico Torrez,  
("Grantor"), a citizen citizen whose address is  
1459 Fox Path Lane, Hoffman Estates IL 60192 & 700 Mesa Dr  
Hoffman Estates IL 60169 TO Nikhlat Taheruddin  
("Grantee"), whose address is 730 Hill Dr #107, Hoffman Estates,  
IL 60169, all right, title, interest and claim to the  
following real estate property located at 725 Hill Dr #207 in the City/Township of  
Hoffman Estates, located in the County of COOK and State of  
Illinois and ZIP code of 60169, to-wit:

Property having Lot No. 25609760, with the Section No.  
16, and property beginning at 725 Hill Dr #207.  
[Legal description Attached]

FOR A VALUABLE CONSIDERATION, in the amount of \$10.00 dollars, given in hand and other  
good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of

Exempt under provisions of Paragraph a3

01/25/2021

DATE

Nikhlat Taheruddin

Buyer, seller or Representative

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**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

M. Taheruddin  
(Grantor's Signature)

[Signature]  
(Grantor's Signature)

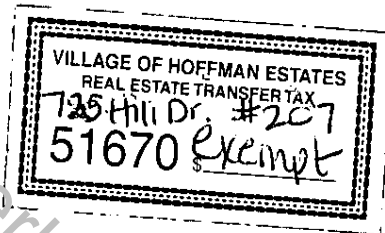
Mohammad Taheruddin  
(Grantor's Printed Name)

Fredrico Torrez  
(Grantor's Printed Name)

[Signature]  
(Grantee's Signature)

REAL ESTATE TRANSFER TAX		17-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
07-16-200-056-1257   20210201638828   0-620-104-720		

Nikhat Taheruddin  
(Grantee's Printed Name)



Signed in our presence:

[Signature]  
(Witness #1 Signature)

[Signature]  
(Witness #2 Signature)

Maria Andrade  
(FIRST WITNESS NAME TYPED)

Mayra Hernandez  
(SECOND WITNESS NAME TYPED)

**Grantee's Address:**

Nikhat Taheruddin  
730 Hill Dr #107  
Hoffman Estates, IL 60169

**Grantor's Address:**

Mohammad Taheruddin  
1459 Fox Path Ln  
Hoffman Estates, IL 60192

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Frederico Torrez  
700 Mesa Dr  
Hoffman Estates IL 60169

**Mail Subsequent Tax Bills To:**

Nikhat Taheruddin  
730 Hill Dr #107  
Hoffman Estates,  
IL 60169  
\_\_\_\_\_

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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STATE OF Illinois. )  
 ) SS.  
 COUNTY OF Cook. )

The foregoing Quit Claim Deed was acknowledged before me on 02.03.2021. by Mohammad. Taheruddin/Federico Torres and Nikhat. Sultana Taheruddin., who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

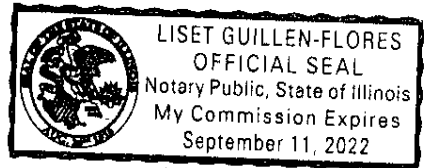
*Liset Guillen-Flores*

(Signature of Notary)

Liset. Guillen-Flores.

(Printed Notary Name)

09.11.2022. L.G.F.



My Commission expires: 09.11.2022.

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## EXHIBIT "A"

Unit No. ~~2-207~~ in Highland Crossing Condominium, as delineated on a plat of survey of a portion of that part of the Northeast 1/4 of Section 16, Township 41 North, Range 10, 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 Unconverted Area, recorded in Cook County, as Document No. 25609760 together with its undivided percentage interest in the common elements.

725 Hill Drive #207

07-16-200-056-1257

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

### 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]



### 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): Nikhil Taheruddin

On this date of: 02 15 2021

NOTARY SIGNATURE: [Signature]



**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)**)