

# UNOFFICIAL COPY

Doc#: 2104907289 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/18/2021 12:46 PM Pg: 1 of 4

Dec ID 20210101623578

## QUIT CLAIM DEED

This instrument was prepared by  
and after recording mail to:

John Mantas, Esq.  
Skoubis & Mantas, LLC  
1300 W. Higgins Rd., Ste. 209  
Park Ridge, Illinois 60068

Above Space for Recorder's Use Only

**THE GRANTOR, JITESH PARIKH**, a married man, of Cook County, Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS and QUIT CLAIMS** to **260 N SMITH LLC**, an **Illinois limited liability company**, of Cook County, Illinois, all interest he may have in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

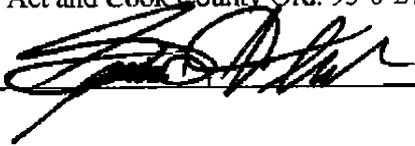
SEE ATTACHED EXHIBIT A- LEGAL DESCRIPTION

P.I.N.: 02-15-400-043-0000

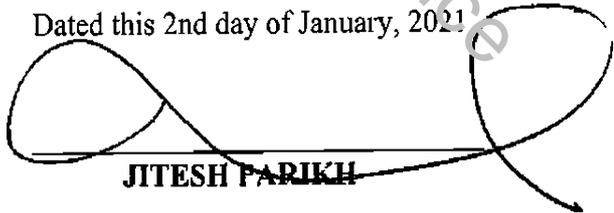
c/k/a: 260 N. Smith St., Palatine, Illinois 60067

**\* THIS IS NOT HOMESTEAD PROPERTY TO THE GRANTOR \***

This transaction is exempt under provisions of Section 200/31-1.5, Paragraph (e), Real Estate Transfer Tax Act and Cook County Ord. 93-0-27 par (4).

Declarant:  Dated: January 2, 2021

Dated this 2nd day of January, 2021

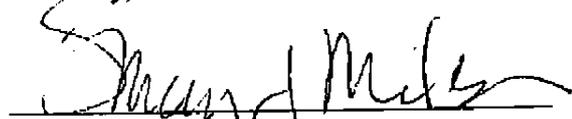
  
**JITESH PARIKH**

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State of Illinois        }  
                                   }  
 County of Cook        }        ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JITESH PARIKH, a married man**, 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 he signed, sealed and delivered the said instrument as his 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 official seal, this 2<sup>nd</sup> day of January, 2021

  
 \_\_\_\_\_  
 NOTARY PUBLIC



SEND SUBSEQUENT TAX BILLS TO:

260 N Smith LLC  
 1365 N. Crabtree Dr.  
 Palatine, Illinois 60067

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

THE SOUTH 66 FEET OF THE NORTH 660 FEET OF THE EAST 132 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 02-15-400-043-0000

CKA: 260 North Smith Street, Palatine, IL 60067

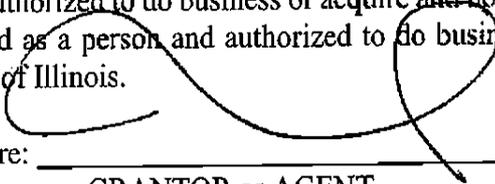
Property of Cook County Clerk's Office

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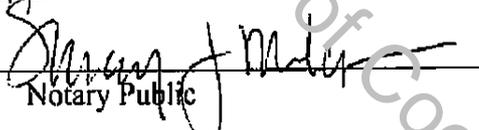
## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

The GRANTOR or his/her Agent affirms that, to the best of his/her 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.

Date: 1/21/2021

Signature:   
GRANTOR or AGENT

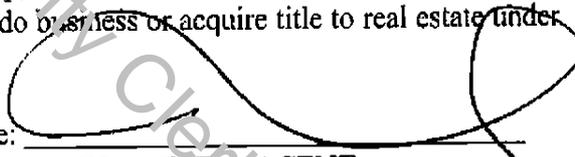
SUBSCRIBED and SWORN to before me by the said GRANTOR on this 21 day of January, 2021

  
Notary Public

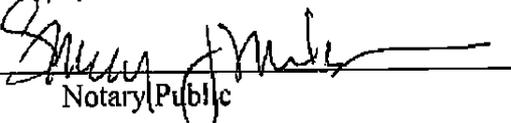


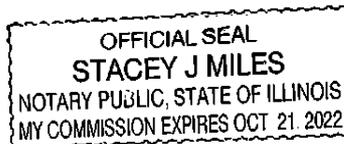
The GRANTEE or his/her Agent affirms and verifies that the name of the GRANTEE shown on the Deed or Assignment of Beneficial Interest (ABI) in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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.

Date: 1/21/2021

Signature:   
GRANTEE or AGENT

SUBSCRIBED and SWORN to before me by the said GRANTEE on this 21 day of January, 2021

  
Notary Public



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