

UNOFFICIAL COPY

FIRST AMERICAN TITLE  
FILE # 3061381

Doc#: 2109239255 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/02/2021 11:44 AM Pg: 1 of 6

**Prepared By:**

Shashank S Sinha

Dec ID 20210101604389  
ST/CO Stamp 1-886-581-264

Property of Cook County Clerk's Office

**After Recording Return To:**

318 English Oak Lane

Streamwood, Illinois 60107

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

# UNOFFICIAL COPY

On December 23, 2020 THE GRANTOR(S),

- Aditya Sinha, a single person,

- Rupa Sinha , a married person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Shashank S Sinha and Rupa Sinha, a married couple, residing at 318 English Oak Lane, Streamwood, Cook County, Illinois 60107

the following described real estate, situated in 1635 Cornell Drive #1, Hoffman Estates, in the County of Cook, State of Illinois 60169

Legal Description:

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

**PARCEL 1: UNIT NUMBER 19-'D' AS DELINEATED ON A SURVEY ATTACHED TO AND MADE A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON DECEMBER 21, 1973 AS DOCUMENT NUMBER LR2732977 AND RECORDED ON SAME DAY AS DOCUMENT NUMBER 22578336, AS AMENDED FROM TIME TO TIME AND AS TO AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: OUT LOT 1 AND LOTS 1 THROUGH 39, BOTH INCLUSIVE, IN PETER ROBINS FARMS UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1973 AS DOCUMENT NUMBER 22299741 AND REGISTERED ON OCTOBER 17, 1973 AS DOCUMENT NUMBER LR2722849, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID AND AS CREATED BY THE TRUSTEE'S DEED FROM EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS**

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TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 20, 1973 KNOWN AS TRUST NUMBER 28387 TO THOMAS C. BRZEZINSKI AND JEANNE C. BROZA FILED JUNE 2, 1975 AS DOCUMENT NUMBER LR2810460 FOR PARKING SPACE OVER PARKING SPACE NUMBER 19-'D' ALL IN COOK COUNTY, ILLINOIS

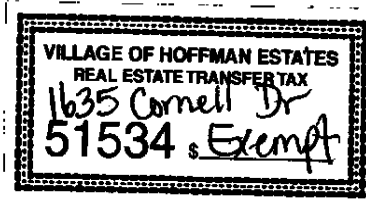
Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This property is exempt from Illinois transfer tax as it is made to secure or satisfy a debt.

Tax Parcel Number: 07-07-400-006-1082

Mail Tax Statements To:  
Shashank S Sinha  
318 English Oak Lane  
Streamwood, Illinois 60107



[SIGNATURE PAGE FOLLOWS]

Exempt under provisions of  
Paragraph E, Section 31-45,  
Property Tax Code.

12-23-2020

Date

[Signature]  
Buyer, Seller or Representative

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**Grantor Signatures:**

DATED: 12/23/2020

*Aditya Sinha*

Aditya Sinha  
318 English Oak Lane  
Streamwood, Illinois, 60107

**Grantor Signatures:**

DATED: 12/23/2020

DATED: \_\_\_\_\_

*Rupa Sinha*

\_\_\_\_\_

Rupa Sinha  
  
318 English Oak Lane  
  
Streamwood, Illinois  
  
60107

\_\_\_\_\_  
  
318 English Oak Lane  
  
Streamwood, Illinois  
  
60107

Property of Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 23 day of December, 2020 by Aditya Sinha.



Jane Walton  
Notary Public

Notary Public  
Title (and Rank)

My commission expires 11-26-2023

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 23 day of December 2020 by Rupa Sinha and \_\_\_\_\_.



Jane Walton  
Notary Public

Jane Walton Notary Public  
Title (and Rank)

My commission expires 11-26-2023

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**First American**

First American Title Insurance Company  
27775 Diehl Road

Warrenville, IL 60555  
Phone: (630)799-7389  
Fax: (866)583-4812

## STATEMENT BY GRANTOR AND GRANTEE

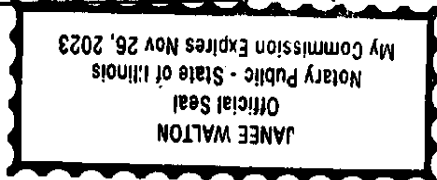
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 23, 2020

Signature: *Aditya Sinha*  
Grantor or Agent

Subscribed and sworn to before me by the said Aditya Sinha, affiant, on December 23, 2020.

Notary Public *Jane Wald*



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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: December 23, 2020

Signature: *Rupa Sinha*  
Grantee or Agent

Subscribed and sworn to before me by the said Rupa Sinha, affiant, on December 23, 2020.

Notary Public *Jane Wald*

Note: 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.)

