

UNOFFICIAL COPY

Doc#: 2109807565 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2021 01:03 PM Pg: 1 of 3

QUITCLAIM DEED

Dec ID 20210301677120
ST/CO Stamp 1-895-051-792

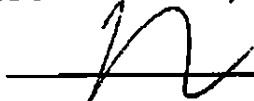
WITNESSETH, that the Grantors, **Chetan N. Patel and Jigisha C. Patel husband and wife of 1581 Dakota Court, Elk Grove Village, IL 60007** for the consideration of Ten & no/100 Dollars (\$10.00) and other good & valuable consideration, in hand paid, does hereby remise, release and quitclaim unto **Chetan N. Patel and Jigisha C. Patel, Trustees, or their successors in interest, of the Chetan N. Patel and Jigisha C. Patel Living Trust dated August 30, 2017 and any amendments thereto of 1521 Dakota Court, Elk Grove Village, IL 60007**, all right, title, interest and claim in the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL

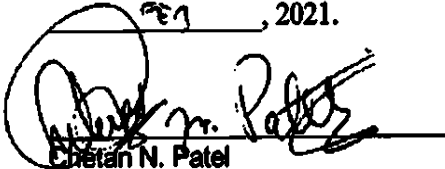
P.I.N.: 07-36-101-121-0000, (New)
07-36-101-117-0000, 07-36-101-022-0000, (Underlying Land)
07-36-101-023-0000, 07-36-101-024-0000 (Underlying Land)

Property Address: **1581 Dakota Court, Elk Grove Village, IL 60007**

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

 Date 2/15/21

IN WITNESS WHEREOF, the grantor has signed and sealed these presents (his 15 day of Feb, 2021.


Chetan N. Patel


Jigisha C. Patel

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STATE OF ILLINOIS, COUNTY OF COOK :

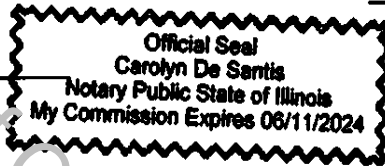
The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Chetan N. Patel and Jigisha C. Patel** is personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 25 day of FEB, 2021.



Notary Public

My commission expires



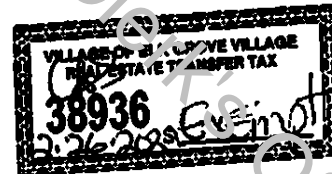
Mail to:

Chetan N. Patel and Jigisha C. Patel, 1531 Dakota Court, Elk Grove Village, IL 60007

Mail subsequent tax bills to:

Chetan N. Patel and Jigisha C. Patel, 1581 Dakota Court, Elk Grove Village, IL 60007

THIS INSTRUMENT PREPARED BY: Gardi & Haught, Ltd. 930 N. Plum Grove Road, Suite C Schaumburg, IL 60173



LEGAL DESCRIPTION:

PART OF LOT 1 IN MAISON DU VAL TOWNHOMES, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 2019 AS DOCUMENT NO. 1932634074, IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX		JURISDICTION	
COUNTY:		ILLINOIS:	0.00
TOTAL:			0.00

07-36-101-121-0000 | 20210301677120 | 1-895-051-792

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 24, 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: 2 1 25 2021

SIGNATURE: *Mukul Patel*
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:

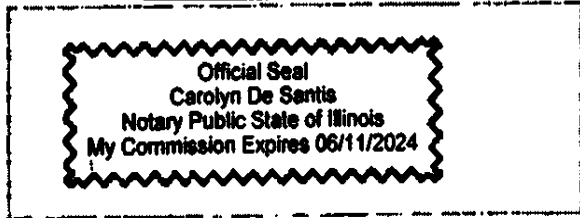
Carolyn DeSantis

By the said (Name of Grantor): *Mukul Patel*

On this date of: 2 1 25 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 1 25 2021

SIGNATURE: *Mukul Patel*
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:

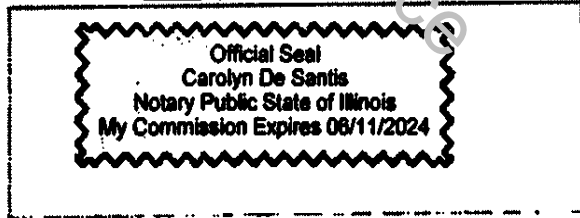
Carolyn DeSantis

By the said (Name of Grantee): *Mukul Patel*

On this date of: 2 1 25 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**