



\*2111741007D\*

Doc# 2111741007 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/27/2021 10:21 AM PG: 1 OF 4

QUIT CLAIM D E E D

THE GRANTOR(S), Bharatkumar Patel, a married man, and Neelam Patel, a married woman, of the City of Streamwood, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and QUIT CLAIM(S) to THE GRANTEE(S), Vallabh Properties, LLC, an Illinois limited liability company, the following described Real Estate:

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof

COMMONLY KNOWN AS: 2233 Flower Ct. Schaumburg, IL 60194

PIN: 07-18-404-153-1128

situated in the County of Cook, State of Illinois. This is not a homestead property.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2020 and subsequent years.

DATED this 24th day of December, 2020

[Signature] (SEAL) Bharatkumar Patel

[Signature] (SEAL) Neelam Patel

45 12-21-2021 VILLAGE OF SCHÄUMBURG REAL ESTATE TRANSFER TAX 40412 \$ 0

REAL ESTATE TRANSFER TAX		12-Apr-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
07-18-404-153-1128   20210301655262   1-060-128-272		

S Y  
P 4  
S L  
M Y  
SC Y  
E Y  
INT 2/10

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Bharatkumar Patel

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 24<sup>th</sup> day of December, 2020.

P. H. Patel

NOTARY PUBLIC



This instrument was prepared by\*: Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

\*This instrument was prepared without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Vallabh Properties, LLC  
28 Prairie Point Ln.  
Streamwood, IL 60107

Vallabh Properties, LLC  
28 Prairie Point Ln.  
Streamwood, IL 60107

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

12/24/2020  
Dated

[Signature]  
Buyer, Seller or Representative

# UNOFFICIAL COPY

EXHIBIT A  
LEGAL DESCRIPTION

UNIT 128 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SHEFFIELD MANOR CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. LR2660814, IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 07-18-404-153-1128

Address of real estate: 2233 Flower Court, Schaumburg, Illinois 60194

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

### 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: 12 | 24 | 2020

SIGNATURE:   
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

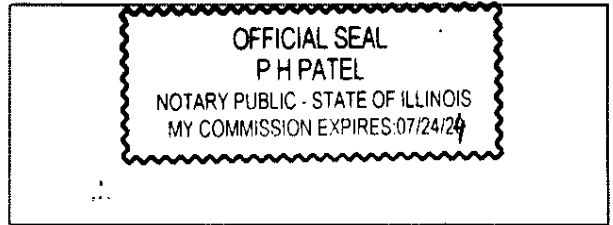
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Bharatkumar Patel

On this date of: 12 | 24 | 2020

NOTARY 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: 12 | 24 | 2020

SIGNATURE:   
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

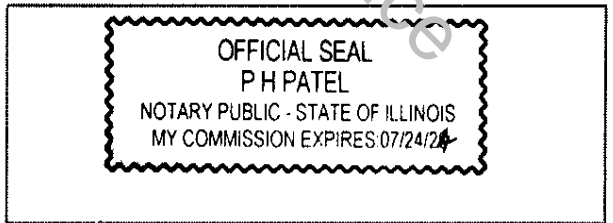
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Vallabh Properties

On this date of: 12 | 24 | 2020

NOTARY 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)**)