

UNOFFICIAL COPY

Doc#: 2113018120 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2021 07:28 AM Pg: 1 of 3

Dec ID 20210501620534
ST/CO Stamp 0-500-416-784
City Stamp 1-724-596-496

QUIT CLAIM DEED

(The Above Space for Recorder's Use Only)

THE GRANTORS Mayur V. Shah, previously married to Priti Shah, now divorced and not since remarried, of the City of Darien, County of DuPage, State of Illinois 60561, and Priti Shah, previously married to Mayur V. Shan, now divorced and not since remarried, of the City of Darien, County of DuPage, State of Illinois 60561 for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS** and **QUITCLAIMS** to the **GRANTEE**: Priti Shah, a single person, divorced and not since remarried, of 7513 Farmingdale Dr, Unit 202, of the City of Darien, County of DuPage, State of Illinois 60561, the following described real estate:

UNIT 601 AND P-13 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ONE EAST 14TH PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENTS NUMBER 00096412, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF FRACTIONAL OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 17-22-106-076-1009 (Unit 601)

PERMANENT INDEX NUMBER(S): 17-22-106-076-1115 (Unit #P-13)

PROPERTY ADDRESS: 5 E. 14th Place, Unit 601, Chicago, Illinois 60605

SUBJECT TO: Only general real estate taxes not yet due and payable at the time of closing; Covenants, conditions and restrictions apparent or of record and Building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

Dated this 7th day of APRIL, 2021

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Priti Shah (Seal)
Priti Shah

Mayur V. Shah (Seal)
Mayur V. Shah

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Act.

APRIL 7, 2021
Date

[Signature]
Representative

STATE OF ILLINOIS)
) SS,
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mayur V. Shah, previously married to Priti Shah, now divorced and not since remarried, and Priti Shah, previously married to Mayur V. Shah, now divorced and not since remarried personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 notarial seal, this 7th day of April, 2021

Dawn Kamp
Notary Public



THIS INSTRUMENT PREPARED BY
Joerg Seifert Law Offices P.C.
100 S. York Street, Ste. 200
Elmhurst, IL 60126

MAIL TO:

Joerg Seifert Law Offices P.C.
100 S. York Street, Ste. 200
Elmhurst, IL 60126

SEND SUBSEQUENT TAX BILLS TO:

Priti Shah
7513 Farmingdale Dr, Unit 202
Darien, IL 60561

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, 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: 4 | 7 | 2021

SIGNATURE: _____
GRANTOR or AGENT

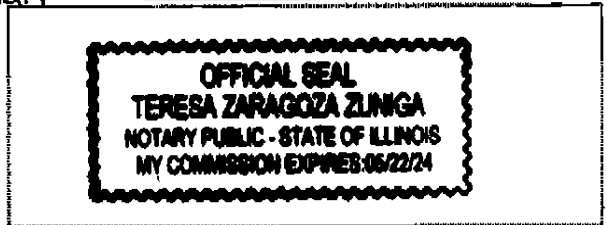
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Nykar V. Shah & Pritishan AFFIX NOTARY STAMP BELOW

On this date of: 4 | 7 | 2021

NOTARY SIGNATURE: Teresa Zaragoza Zuniga



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: 4 | 7 | 2021

SIGNATURE: _____
GRANTEE or AGENT

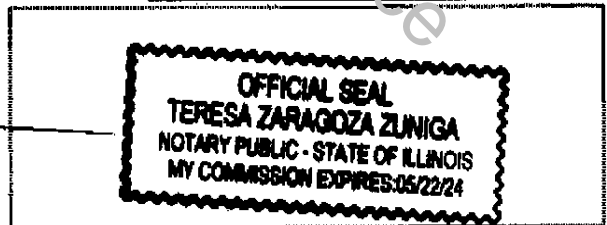
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Pritishan AFFIX NOTARY STAMP BELOW

On this date of: 4 | 7 | 2021

NOTARY SIGNATURE: Teresa Zaragoza Zuniga



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)**)