

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 06/08/2021 03:04 PM Pg: 1 of 12

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ST/CO Stamp 0-718-518-544  
City Stamp 0-739-866-896

Prepared By:  
Margaret Dawn, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Alok Indraprakash Jaju and Nikita Harsukhlal Thakrar,  
2632 North Hartland Court, Chicago, IL 60614

Return to: Westcor Land Title Insurance Company  
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

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Permanent Real Estate Index Number: 14-30-403-141-0000

BSS-IL-RF-821801  
RECORD 2ND

## QUITCLAIM DEED

ALOK INDRAPRAKASH JAJU and NIKITA HARSUKHLAL THAKRAR, husband and wife, whose mailing address is 2632 North Hartland Court, Chicago, IL 60614 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto ALOK JAJU, not individually, but as Trustee of the ALOK JAJU TRUST dated march 23, 2018, and to NIKITA THAKRAR, not individually, but as Trustee of the NIKITA THAKRAR TRUST dated March 23, 2018, as tenants by the entirety, whose address is 2632 North Hartland Court, Chicago, IL 60614, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

### Parcel 1:

Lot th-10 in the Hartland Park Subdivision, being a resubdivision of part of lot 3 in the northwestern Terra Cotta Company's resubdivision of a part of the northeast quarter of the southeast quarter of section 30, Township 40 North, Range 14, east of the third principal meridian, according to the plat thereof recorded December 20, 2004 as Document Number 0435534098 and amended by Document 522403105, in Cook County, Illinois.

### Parcel 2:

Easements for the benefit of parcel 1 as created by declaration of covenants, conditions, restrictions and easements for Hartland Park Townhomes recorded October 26, 2005 as Document Number 0529903128 for support, party walls, utilities, access and public services, as more fully described therein and according to the terms set forth therein.

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## Parcel 3:

Non-exclusive easement for the benefit of parcel 1 as created by declaration of covenants, conditions, restrictions and easements for Hartland Park Townhomes recorded as Document Number 0529903128, for access to and use of th-stair-2.

## Parcel 4:

Easements for the benefit of parcel 1 as created by the declaration of covenants, conditions, restrictions and easements for Hartland Park Master Homeowners Association, recorded October 11, 2005 as Document Number 0528418110, and rerecorded to correct the legal description on October 17, 2005, as Document Number 0528527027 and amended by Document 618445099, as more fully described therein and according to the terms set forth therein.

## Parcel 5:

A non-exclusive easement for the benefit of parcel 1 for ingress and egress from said parcel as created by deed from Northwestern Terra Cotta Company to The Rizzo Brothers Warehouse Corporation, dated October 8, 1953 and recorded October 22, 1953 as Document 15751224 and amended by agreement recorded as Document Number 90188588 and rerecorded as Document Number 90235681 over the following described property:

That part of lot 3 in Northwestern Terra Cotta Company's resubdivision aforesaid and that part of vacated north Hermitage Avenue lying east of and adjoining said lot 3 described as follows:

Beginning at the point of intersection of the east line of the west 14 feet of said vacated north hermitage avenue with the southerly line of the present existing driveway which point is 119.33 feet more or less north of the north line of west Wrightwood avenue and running thence westerly along said southerly line of said existing driveway, which southerly line is a southerly line of property described as parcel 2, in a deed dated January 30, 1946 and recorded in the recorder's office of Cook county, Illinois as Document Number 13708497 and continuing westerly along said southerly line extended a distance of 90.83 feet more or less to its intersection with the east line of property described as parcel 3 in said deed, thence northerly along said east line of said parcel 3 a distance of 10.56 feet to its intersection with a westward extension of the line of the south face of a brick building; thence easterly along said line of the south face of a brick building along said westward extension thereof and along an eastward extension thereof a distance of 90.73 feet more or less to its intersection with said east line of the west 14 feet of vacated north hermitage avenue and thence south along said east line of the west 14 feet, a distance of 10.69 feet to the point of beginning excepting from the above described land any part or parts thereof, if any, which are now occupied by buildings or structures situated, in Cook county, Illinois.

## Easement Parcel 6:

Easement for ingress and egress for the benefit of parcel 1 over and across the following described land:

That part of Lot or Block 3, together with that part of vacated north hermitage avenue lying east of and adjoining said Lot or Block 3, all in northwestern Terra Cotta Company's resubdivision of a part of the north east 1/4 of the southeast 1/4 of Section 30, Township 40 North, Range 14 east of the third principal meridian, included within a parcel of land bounded and described as follows:

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Beginning at the point of intersection of the east line of the west 26 feet of said vacated north hermitage avenue with the north line of west Wrightwood avenue, and running thence north along said east line of the west 26 feet, a distance of 80 feet; thence northeastwardly a distance of 59.94 feet to a point which is 39 feet east from the west line of said vacated north hermitage avenue and 138.50 feet north from said north line of west Wrightwood avenue; thence northwestwardly a distance of 92.59 feet to a point on the east line of said west 26 feet which is 230 feet north from said north line of west Wrightwood avenue; thence north along said east line of the west 26 feet a distance of 260.15 feet to the point of intersection of the east line of the west 26 feet aforesaid, with a westward extension of the center line of the south wall (measuring 12 1/2 inches in thickness), of a one story brick building situated upon lot or block 2 in said northwestern Terra Cotta Company's resubdivision; thence west along said westward extension of the center line of said brick wall a distance of 41.32 feet to a point on the west line of the east 15.32 feet of said lot or block 3 which is 509.85 feet north from the south line of said lot or block 3; thence south along said west line of the east 15.32 feet of said lot or block 3, distance of 74.88 feet to the north line of the south 435 feet of said lot or block 3; thence east along said north line of the south 435 feet of said lot or block 3 a distance of 0.32 feet to a point which is 15 feet west from the east line of said lot or block 3; thence southeastwardly along a straight line, a distance of 21.29 feet to a point on the east line of said lot or block 3 which is 420 feet north from the south east corner of said lot or block 3; thence south along said east line of lot or block 3, a distance of 290 feet to the south face of a brick building which is 130 feet north from the south east corner of said lot or block 3; thence east along an eastward extension of the line of said south face of said brick building, a distance of 14 feet; thence south along the east line of the west 14 feet of said vacated north hermitage avenue a distance of 130.02 feet to its intersection with said north line of west Wrightwood avenue, and thence east along said north line, a distance of 12 feet to the point of beginning, as set forth in grant of easements dated July 15, 1983 and recorded October 5, 1983 as Document 26809313.

Excepting therefrom that part vacated by construction and easement agreement recorded September 5, 2002 as Document Number 0020976372 and described as follows:

Triangle easement vacation:

That part of vacated north hermitage avenue lying east and adjoining block 3 in northwestern Terra Cotta Company's resubdivision of a part of the northeast quarter of the southeast quarter of section 30, Township 40 North, Range 14, east of the third principal meridian, described as follows:

Commencing at the point of intersection of the east line of the west 26 feet of said vacated north hermitage avenue with the north line of west Wrightwood avenue and running thence north along said east line of the west 26 feet, a distance of 80 feet to the point of beginning; thence northeasterly, a distance of 59.94 feet to a point which is 39 feet east from the west line of said vacated north hermitage avenue and 138.50 feet north from said north line of west Wrightwood avenue; thence northwesterly a distance of 92.59 feet to a point on the east line of said west 26 feet which is 230 feet north from said north line of west Wrightwood avenue; thence south along

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said east line of the west 26.0 feet, a distance of 150.0 feet to the point of beginning, in Cook county, Illinois.

#### Strip easement vacation:

That part of vacated north hermitage avenue lying east and adjoining block 3 in northwestern Terra Cotta Company's resubdivision of a part of the northeast quarter of the southeast quarter of section 30, Township 40 North, Range 14, east of the third principal meridian, described as follows:

Beginning at the point of intersection of the east line of the west 26 feet of said vacated north hermitage avenue with the north line of west Wrightwood avenue and running thence north 00 degrees 00 minutes 05 seconds west along said east line of the west 26 feet, a distance of 510.19 feet; thence south 89 degrees 59 minutes 55 seconds west 5.00 feet; thence south 00 degrees 00 minutes 05 seconds east 510.15 feet to the north line of west Wrightwood avenue; thence south 89 degrees 35 minutes 32 seconds east along said north line 5.00 feet to the point of beginning, in Cook County, Illinois

#### Easement Parcel 7:

Easement for ingress and egress for the benefit of parcel 1 over, upon and across the following described land:

That part of lot or block 3 in northwestern Terra Cotta Company's resubdivision of a part of the north east 1/4 of the south east 1/4 of section 30, Township 40 North, Range 14, east of the third principal meridian, bounded and described as follows:

Beginning at the point of intersection of the west line of the east 15.32 feet of said lot or block 3 with a westward extension of the south line of the north 247 feet of lot or block 2 in northwestern Terra Cotta Company's resubdivision (said point of intersection being 868.96 feet north from the south line of said lot or block 3) and running thence south along the west line of said east 15.32 feet of said lot or block 3 a distance of 30 feet, thence east along the north line of the south 838.96 feet of said lot or block 3, a distance of 15.32 feet more or less to the east line of said lot or block 3, thence north along the east line of said lot or block 3, a distance of 30 feet, and thence west along the north line of the south 868.96 feet of said lot or block 3, a distance of 15.32 feet to the point of beginning as set forth in grant of easements dated July 15, 1983 and recorded October 5, 1983 as Document 26809313.

#### Easement Parcel 8:

Easement for operation, maintenance, repair, inspection and replacement of existing telephone, electric, gas water sewer and sprinkler system lines and installations for the benefit of parcel 1 over the following described land:

That part of Tract IV as described in grant of easements hereinafter noted falling within the west 36 feet of vacated hermitage avenue in the east 1/2 of the south east 1/4 of section 30, Township 40 North, Range 14, east of the third principal meridian, in Cook county, Illinois, as set forth in grant of easements dated July 15, 1983 and recorded October 5, 1983 as Document 26809313.

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## Easement Parcel 9:

Easement for ingress and egress for the benefit of parcel 1 over, across and upon the following described land:

The north 30 feet of that part of lot or block 2, together with that part of vacated north hermitage avenue lying west of and adjoining said lot or block 2 in northwestern Terra Cotta Company's resubdivision of a part of the north east 1/4 of the south east 1/4 of section 30, Township 40 North, Range 14, east of the third principal meridian, included within a parcel of land which is bounded and described as follows: beginning at the point of intersection of the south line of the north 247 feet with the west line of the east 140 feet of said lot or block 2, and running thence south along the west line of the east 140 feet aforesaid a distance of 357.54 feet to the point of intersection of said west line with an eastward extension of the center line of the south wall, (measuring 12 1/2 inches in thickness), of a one story brick building; thence west along said eastward extension, along the center line of said wall, and along a westward extension of said center line, a distance of 191.12 feet to a point on the east line of lot or block 3 in said northwestern Terra Cotta Company's resubdivision, which point is 509.98 feet north from the south east corner of said lot or block 3; thence north along the east line of said lot or block 3, (being also the west line of said vacated north hermitage avenue), a distance of 358.97 feet to the point of intersection of said east line with a westward extension of said south line of the north 247 feet of said lot or block 2, and thence east along said westward extension and along said south line of the north 247 feet of lot or block 2, a distance of 191.04 feet to the point of beginning, as set forth in the grant of easements dated July 15, 1983 and recorded October 5, 1983 as Document 26809313.

## Easement Parcel 10:

Easement for ingress and egress for the benefit of parcel 1 over, upon and across the following described property:

## Easement Parcel 11:

Easement for ingress and egress for the benefit of parcel 1 over, upon and across the following described land:

That part of lot or block 3 in the northwestern Terra Cotta Company's resubdivision of a part of the north east 1/4 of section 30, Township 40 North, Range 14, east of the third principal meridian, bounded and described as follows:

Commencing on the north line of the south 435 feet of said lot or block 3 at a point which is 15.32 feet west from the east line of said lot or block 3, thence north along the west line of the said east 15.32 feet a distance of 35.18 feet to a point of beginning of that part of lot or block 3 hereinafter described; thence west along a line 470.18 feet north from and parallel with the south line of lot or block 3, a distance of 100 feet to a point thence northwardly to a point 21.04 feet south of the north line of the south 890 feet of lot or block 3 at a point 100 feet west of the west line of the east 15.32 feet of lot or block 3; thence east along the north line of the south 868.96



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feet of said lot or block 3, a distance of 100 feet to the west line of the east 15.32 feet of said lot or block 3; thence south along the west line of the east 15.32 feet aforesaid, a distance of 30 feet to the north line of the south 838.96 feet of said lot or block 3; thence west along the north line of the south 838.96 feet aforesaid, a distance of 80 feet to the west line of the east 95.32 feet of said lot or block 3; thence south along the west line of the east 95.32 feet aforesaid, a distance of 329.08 feet to the north line of the south 509.88 feet of said lot or block 3; thence east along the north line of the south 509.88 feet of said lot or block 3, to the west line of the east 15.32 feet aforesaid and thence south along the west line of the east 15.32 feet, aforesaid, a distance of 39.70 feet to the point of beginning as set forth in the grant of easements dated July 15, 1983 and recorded October 5, 1983 as Document 26809313.

Easements for the benefit of parcel 1 as created by construction and easement agreement and subject to its' terms dated august 30, 2002 by and among LaSalle bank national association as trustee under trust agreement dated May 16, 1986 and known as trust no. 11109 ("tag trust"), SJR corporation, an Illinois corporation and LaSalle bank national association, as trustee under trust agreement dated March 27, 1986 and known as trust no. 67013 dated August 30, 2002 and recorded September 5, 2002 as Document Number 0020976372, described as follows:

Easement Parcel 12 (hermitage south parcel):

Easement for the ingress and egress, and to install, maintain, repair and replace utilities, over the east 21 feet of the following described tract of land:

That part of lot or block 3 together with that part of vacated north hermitage avenue lying east of and adjoining said lot or block 3 all in northwestern Terra Cotta Company's resubdivision of a part of the northeast quarter of the southeast quarter of section 30, Township 40 North, Range 14, east of the third principal meridian, included within a parcel of land bounded and described as follows:

Beginning at the southeast corner of said lot or block 3; thence north 89 degrees 35 minutes 37 seconds west along the south line of said block 3, 9.0 feet; thence north 00 degrees 00 minutes 05 seconds west parallel with the east line of block 3, 509.94 feet; thence north 89 degrees 59 minutes 55 seconds west parallel with the east line of block 3, 509.94 feet; thence north 89 degrees 59 minutes 55 seconds east 30.0 feet; thence south 00 degrees 00 minutes 05 seconds east 510.15 feet to the easterly extension of the south line of block 3 aforesaid; thence north 89 degrees 35 minutes 32 seconds west along said extension 21.0 feet to the point of beginning, in Cook county, Illinois.

Easement Parcel 13 (hermitage north parcel):

Easement for the ingress and egress over the east 21 feet of the following described tract of land:

That part of lot or block 3 together with that part of vacated north hermitage avenue lying east of and adjoining said lot or block 3 all in northwestern Terra Cotta Company's resubdivision of a part of the northeast quarter of the southeast quarter of section 30, Township 40 North, Range

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14, east of the third principal meridian, included within a parcel of land bounded and described as follows:

Commencing at the southeast corner of said lot or block 3; thence north 89 degrees 35 minutes 37 seconds west along the south line of said block 3, 9.0 feet; thence north 00 degrees 00 minutes 05 seconds west parallel with the east line of block 3, 509.94 feet to the point of beginning; thence north 89 degrees 59 minutes 55 seconds east 30.00 feet; thence north 00 degrees 00 minutes 05 seconds west 328.80 feet; thence north 89 degrees 31 minutes 29 seconds west 30.00 feet; thence south 00 degrees 00 minutes 05 seconds east 329.04 feet to the point of beginning, in Cook county, Illinois.

Easement Parcel 14:

Easement for ingress and egress created by plat thereof recorded august 1, 2003 as Document Number 0321318043 over and upon that part of the land described as follows: that part of lot or block 3 together with that part of vacated north hermitage avenue lying east of and adjoining said lot or block 3 all in northwestern Terra Cotta Company's resubdivision of a part of the northeast quarter of the southeast quarter of section 30, Township 40 North, Range 14, east of the third principal meridian, included within a parcel of land bounded and described as follows:

Commencing at the southeast corner of said lot or block 3; thence north 00 degrees 00 minutes 05 seconds west along the east line of block 3, 225.87 feet to the point of beginning; thence continuing north 00 degrees 00 minutes 05 seconds west along the last described east line 28.00 feet; thence south 89 degrees 59 minutes 22 seconds west 142.83 feet to a point of curve; thence northerly along an arc of a circle convex southwesterly and having a radius of 30.00 feet for a distance of 47.13 feet to a point of tangency (the chord of said arc having bearing of north 45 degrees 00 minutes 22 seconds west and a distance of 42.43 feet); thence north 00 degrees 00 minutes 45 seconds west 51.99 feet; thence north 20 degrees 29 minutes 53 seconds west 6.17 feet; thence north 00 degrees 00 minutes 05 seconds west 476.94 feet to a point of curve; thence northerly along an arc of a circle convex northwesterly and having a radius of 10.00 feet, a distance of 15.71 feet to a point of tangency (the chord of said arc having a bearing of north 44 degrees 59 minutes 58 seconds east and having a distance of 14.14 feet); thence north 90 degrees 00 minutes 00 seconds east 73.67 feet; thence north 00 degrees 00 minutes 05 seconds west 11.07 feet; thence south 89 degrees 35 minutes 37 seconds east 76.00 feet; thence north 00 degrees 00 minutes 05 seconds west 30.00 feet; thence north 89 degrees 35 minutes 37 seconds west 76.00 feet; thence south 00 degrees 00 minutes 05 seconds east 11.20 feet; thence north 89 degrees 42 minutes 12 seconds west 24.00 feet; thence north 90 degrees 00 minutes 00 seconds west 79.67 feet; thence south 00 degrees 00 minutes 05 seconds east 510.69 feet; thence south 04 degrees 22 minutes 26 seconds east 28.31 feet; thence south 00 degrees 00 minutes 05 seconds east 93.80 feet; thence north 89 degrees 59 minutes 22 seconds east 192.83 feet to the point of beginning, in Cook county, Illinois.

Being all of the same Property conveyed to Grantor by virtue of a Quitclaim Deed recorded \*\*\* \_\_\_\_\_ as Doc#: \_\_\_\_\_ in the Office of the County Recorder of Cook County, Illinois.

\*\*\*BEING RECORDED SIMULTANEOUSLY HEREWITH

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Property Address: 2632 North Hartland Court, Chicago, IL 60614

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 1 day APRIL, 2021.

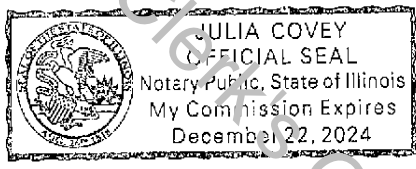
[Signature] (Seal)  
ALOK INDRAPRAKASH JAJU

STATE OF ILLINOIS }  
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, ALOK INDRAPRAKASH JAJU, is personally known to me to be the same person whose name is subscribed to the for-going instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth

Given under my hand and notarial seal, this day of April, 2021.

[Signature]  
Notary Public  
My Commission expires: 12/2/24



Office



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IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 1 day  
APRIL, 2021.

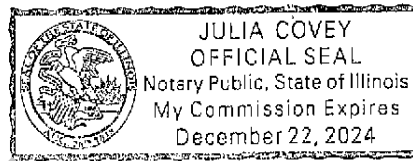
Ashakg. (Seal)  
NIKITA HARSUKHLAL THAKRAR

STATE OF ILLINOIS }  
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, NIKITA HARSUKHLAL THAKRAR, is 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/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of April 1, 2021.

[Signature]  
Notary Public  
My Commission expires: 12/2/24



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 31.45, Property Tax Code.

Date: 04/01/2021

Signature of Grantor:

[Signature]  
ALOK INDRAPRAKASH JAJU

Ashakg.  
NIKITA HARSUKHLAL THAKRAR

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 04-Jun-2021



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

14-30-403-141-0000 | 20210601656026 | 0-739-866-896

\* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

04-Jun-2021

REAL ESTATE TRANSFER TAX

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



14-30-403-141-0000 | 20210601656026 | 0-718-518-544

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## 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 May 20, 2021

Signature: *Rebekah Schueck*  
Grantor or Agent

Subscribed and sworn to before me  
By the said REBEKAH SCHUECK  
This 20 day of MAY, 2021  
Notary Public *[Signature]*

Commonwealth of Pennsylvania - Notary Seal  
Michael R. Estelle, Notary Public  
Montgomery County  
My commission expires March 19, 2023  
Commission number 1347499

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 title to real estate under the laws of the State of Illinois.

Date May 20, 2021

Signature: *Rebekah Schueck*  
Grantee or Agent

Subscribed and sworn to before me  
By the said REBEKAH SCHUECK  
This 20 day of MAY, 2021  
Notary Public *[Signature]*

Commonwealth of Pennsylvania - Notary Seal  
Michael R. Estelle, Notary Public  
Montgomery County  
My commission expires March 19, 2023  
Commission number 1347499

**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)