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Doc# 2121039435 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/29/2021 01:59 PM Pg: 1 of 5

Dec ID 20210701621100
ST/CO Stamp 1-817-459-472

QUIT CLAIM DEED

Lakeshore Title Agency
File No. LST 2101993

THIS INSTRUMENT WITNESSETH, THAT THE GRANTORS,

HITANE D. PATEL, a married man and KATEN G. PATEL, married to Roshni Patel

WHOSE ADDRESS IS: 1020 W. Sutton Ct., Palatine, IL 60067

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby duly acknowledged, **CONVEYS AND QUIT CLAIMS** unto

KATEN G. PATEL and ROSHNI PATEL, a married couple, as Tenants By The Entirety,

all interest in the following described real estate, commonly known as: 1020 W. Sutton Ct., Palatine, IL 60067 and legally described as:

(See Legal Description attached hereto and incorporated herein as Exhibit "A")

Subject to real estate taxes for the year 2020 and all subsequent years and all assessments, and subject to any easements, restrictions, covenants and encumbrances of an obvious nature or of record, including any after acquired title of the described premises and waive and release any and all right and benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*****THIS IS NOT HOMESTEAD PROPERTY AS TO HITANE D. PATEL*****

Dated this 13 day of July, 2021


AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of 35 ILCS 200/31-45(e) of the Illinois Real Estate Transfer Tax Law"	
Date	Buyer, Seller, Representative

[Signature]
Hitane D. Patel

[Signature]
Katen G. Patel

7-19-21

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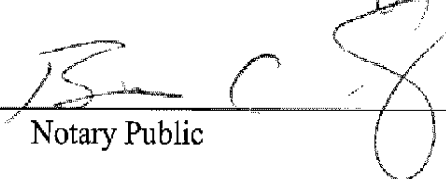

Roshni Patel

For Recorder's Use Only:

STATE OF ILLINOIS)
)
COUNTY OF WINNEBAGO) ss

I, the undersigned, a Notary Public, in and for said County in the State aforesaid, do hereby certify that HITANI D. PATEL and ~~KATEN G. PATEL~~ and ~~ROSHNI PATEL~~, who are 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 severally acknowledges that they signed, sealed and delivered the said instrument of writing as their free and voluntary act for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Dated: The 13 day of July, 2021.

By: 
Notary Public



TAX IDENTIFICATION NUMBERS.: 02-09-402-061-0000

Return and Future Taxes To:
Katen G. Patel and Roshni Patel
1020 W. Sutton Ct.
Palatine, IL 60067

Prepared By:
Attorney Mark C. Johnson
321 W. State Street, Suite 301
Rockford, IL 61101
(815) 965-6781

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Roshni Patel

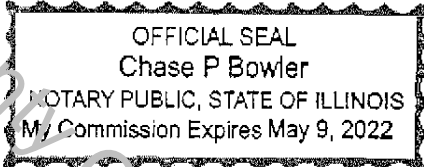
For Recorder's Use Only:

STATE OF ILLINOIS)
)
 COUNTY OF WINNEBAGO) **ss**
)

I, the undersigned, a Notary Public, in and for said County in the State aforesaid, do hereby certify that ~~HIFANE D. PATEL~~ and KATEN G. PATEL and ROSHNI PATEL, who are 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 severally acknowledges that they signed, sealed and delivered the said instrument of writing as their free and voluntary act for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Dated: The 19th day of July, 2021.

By: *Chase P Bowler*
 Notary Public



TAX IDENTIFICATION NUMBERS.: 02-09-402-061-0000

Return and Future Taxes To:
 Katen G. Patel and Roshni Patel
 1020 W. Sutton Ct.
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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 30 BEING THE WEST 27.91 FEET OF THE EAST 61.62 FEET OF LOT 1 IN SUTTON PARK PLACE, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION FOR SUTTON PARK PLACE TOWNHOMES RECORDED AS DOCUMENT NO. 95715444.

NOTE FOR INFORMATION:

Commonly Known As: 1020 W. SUTTON CT., PALATINE, IL 60067

PIN: 02-09-402-061-0000

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STATEMENT BY GRANTOR AND GRANTEE

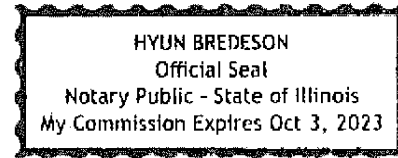
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 07/19/2021

Signature: *Hyun Bredeson*
Grantor or Agent

Subscribed and sworn to before
Me by the said Agent

this 19th day of July, 2021.



NOTARY PUBLIC *Hyun Bredeson*

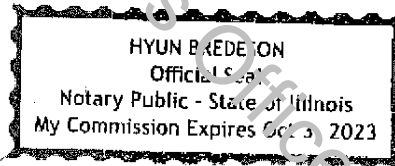
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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: 07/19/2021

Signature: *Hyun Bredeson*
Grantor or Agent

Subscribed and sworn to before
Me by the said Agent

this 19th day of July, 2021.



NOTARY PUBLIC *Hyun Bredeson*

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)