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Doc#: 2123104169 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/19/2021 11:34 AM Pg: 1 of 3

QUITCLAIM DEED

MAIL TO:

1082
John S. Young

900 E Northwest Hwy
Mount Prospect, IL 60056

Dec ID 20210801626980
ST/CO Stamp 2-118-105-872
City Stamp 1-406-413-584

NAME & ADDRESS OF TAXPAYER:

Sarath Jay

2908 Nicole Dr.

Naperville, IL 60564

(The Above Space For Recorder's Use Only)

THE GRANTOR(S), NIKHIL DEVELOPMENT GROUP, LLC-3307, a series of Nikhil Development Group, LLC, an Illinois series limited liability company, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S), RELEASE(S) AND QUITCLAIM(S) to SARATH JAYARAMAN, of ~~1128 Thomas More Terrace, Mount Prospect, Illinois~~, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

* DISSOLVED

(See attached for legal description)

→ 2908 Nicole Dr. Naperville, IL

*** IN THE COURSE OF WINDING UP ITS AFFAIRS*

Permanent Real Estate Index Number(s): 17-16-238-028-1270 & 17-16-238-028-1415

Address of Real Estate: 235 W. Van Buren #3307 & P147, Chicago, IL 60607.

hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. SUBJECT TO General taxes for 2020 and subsequent years and easements, conditions and restrictions of record.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

DATED this 23 day of July, 2021.

[Signature]

(SEAL)

SARATH JAYARAMAN
Member of Nikhil Development Group, LLC

Mail To:
Carring on Title Partners, LLC
1919 S. Highland Ave., Ste 315-B
Lombard, IL 60148

2021-04053LR

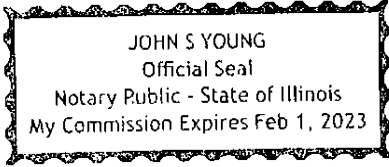
(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SARATH JAYARAMAN, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day

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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.

GIVEN under my hand and official seal, this 23 day of July, 2021.



[Signature]
NOTARY PUBLIC

LEGAL DESCRIPTION

UNIT 3307 AND P147 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

This instrument was prepared by John S. Young, Attorney at Law, 900 E. NV Hwy., Mount Prospect, IL 60056.

Exempt Under Provisions of
Paragraph 2, Section 4,
Real Estate Transfer Act

Date: 7/23/21

Signature: *[Signature]*

Property of Cook County Clerk's Office

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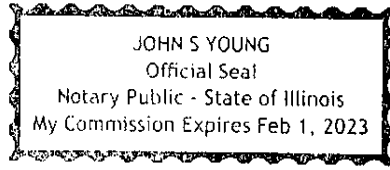
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirm that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated 7/23, 2021 Signature: [Signature]
Grantor or Agent

Sworn and subscribed to before me
this 23 day of July, 2021.

Notary Public: [Signature]

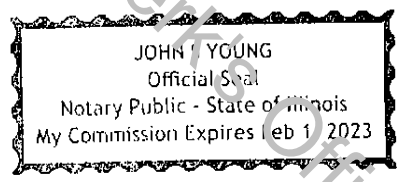


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 7/23, 2021 Signature: [Signature]
Grantee or Agent

Sworn and subscribed to before me
this 23 day of July, 2021.

Notary Public: [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)