

UNOFFICIAL COPY

QUITCLAIM DEED

PREPARED BY:

Jonathan A. Vold, Esq.,  
900 E. Northwest Hwy.  
Mt. Prospect, IL 60056

MAIL TO:

Jonathan A. Vold, Esq.,  
900 E. Northwest Hwy.  
Mt. Prospect, IL 60056

SEND TAX BILL TO:

Rakesh Patel  
606 Bridgeport Ct.  
Wheeling, IL 60090



\*2125042014D\*

Doc# 2125042014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/07/2021 02:29 PM PG: 1 OF 2

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the Grantors, **Brijesh Patel and Ashaben Patel**, husband and wife, as joint tenants, of 1895 Howard Dr., Des Plaines, IL 60018,

hereby convey, release and quitclaim to the Grantee, **Rakesh Patel**, of 606 Bridgeport Ct., Wheeling, IL 60090 Des Plaines, IL 60016,

all interest the GRANTORS now have in the real estate located at 812 Colonial Drive, Unit F, Wheeling, Illinois 60090, identified by P.I.N. 03-03-301-135-0000 and legally described as:

**Parcel 1:** That part of Lot 11 lying Northerly of a line drawn at right angles to the Westerly line thereof, from a point on said Western line, 49.00 feet Northerly of the Southwesterly corner thereof in Colonial Hills, being a Resubdivision in the Southwest 1/4 of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian (excepting therefrom the Southerly 80.00 feet thereof and excepting the Westerly 60.00 feet, as measured along the Northerly line, on the Northerly 30 feet, as measured along the Westerly line thereof), in Cook County, Illinois.

**Parcel 2:** The Easterly 10.00 feet of the Westerly 60.00 feet as measured along the Northerly line of the Northerly 30.00 feet, as measured along the Westerly line of Lot 11 in Colonial Hills aforesaid, in Cook County, Illinois.

**Parcel 3:** Easements for ingress and egress appurtenant to and for the use and benefit of parcels 1 and 2 as set forth in the Declaration of Easements recorded December 8, 1961, as Document Number 18350423 made by LaSalle National Bank, a national banking association, as trustee under trust agreement dated June 19, 1961 and known as Trust Number 28093, in Cook County, Illinois.

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. This is not homestead property with respect to the Grantors.

Dated July 27, 2021

Brijesh Patel

Ashaben Patel

REAL ESTATE TRANSFER TAX

07-Sep-2021



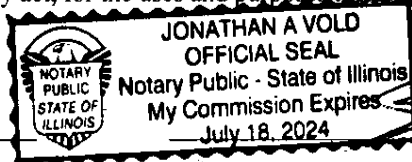
COUNTY: 55.00  
ILLINOIS: 110.00  
TOTAL: 165.00

03-03-301-135-0000

| 20210701617831 | 1-287-302-028

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that **Brijesh Patel and Ashaben Patel**, personally known to me to be the same persons as named herein, appeared before me this day and acknowledged signing and delivering this instrument as a free and voluntary act, for the uses and purposes therein set forth.

Dated 7-27-2021  
My commission expires 7-18-2024



Notary Public

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

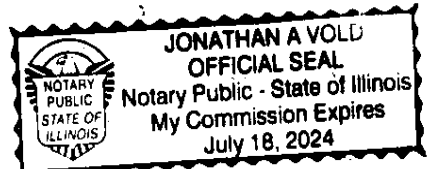
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire or hold title to real estate 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 July 27, 2021

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
me by the said Grantor  
on July 27, 2021

Notary Public [Signature]



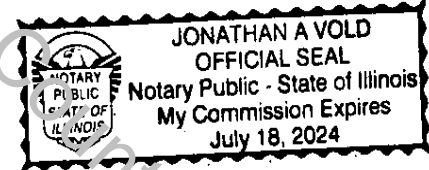
The grantee or his agent affirms and verifies that the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire or hold title to real estate in Illinois, or 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 July 27, 2021

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
me by the said Ases  
on July 27, 2021

Notary Public [Signature]



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.)

PROPERTY OF COOK COUNTY CLERK'S OFFICE