

# UNOFFICIAL COPY

Doc# 2125720459 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/14/2021 02:54 PM Pg: 1 of 4

## QUIT CLAIM DEED

Prepared By:  
Attorney Nirav S. Patel  
Law Office of Nirav S. Patel, PC  
121 Fairfield Way, Ste 100  
Bloomington, IL 60108

Dec ID 20210901665931  
ST/CO Stamp 0-664-657-680

Return To:  
Kajal U. Patel  
1223 Oak Ridge Dr  
Streamwood, IL 60107

Taxes To/Grantee's Address:  
Kajal U. Patel  
1223 Oak Ridge Dr  
Streamwood, IL 60107

\*The Above Space for Recorder's Use Only\*

THIS INDENTURE made this 24 day of August, 2021, between Grantor(s):  
Kajal U. Patel, a single woman, and Samiksha U. Patel, married to Umeshkumar S. Patel, all of  
1223 Oak Ridge Dr., Streamwood, IL 60107, and Grantee(s): Kajal U. Patel, a single woman, of  
1223 Oak Ridge Dr., Streamwood, IL 60107.

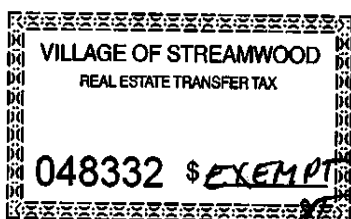
WITNESSETH that the Grantor(s), for and in consideration of the sum of Ten and  
00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and  
quit claim to the Grantee(s), the following described real estate to-wit:

Legal Description – See attached legal description

Permanent Index Number: 06-27-108-019-0000  
Commonly known as: 1223 Oak Ridge Dr., Streamwood, IL 60107.

Together with the tenements, hereditaments, and appurtenances thereunto belonging or in any  
way appertaining.

HEREBY RELEASING and WAIVING all rights under and by virtue of the Homestead  
Exemption Law of the State of Illinois. TO HAVE AND TO HOLD, the above granted premises  
unto the party of the second part forever.





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## Legal Description

THAT PART OF LOT 12 IN CLOCK 3 IN OAK RIDGE TRAIL, UNIT 2, BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 22 AND THE NORTHWEST  $\frac{1}{4}$  OF SECTION 27 BOTH IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1986 AS DOCUMENT NO. 88-317460 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 12 A DISTANCE OF 125 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, ALONG THE NORTHERLY LINE OF SAID LOT 12, A DISTANCE OF 56.09 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS A DEFLECTION ANGLE TO THE RIGHT OF 95 DEGREES 44 MINUTES 56 SECONDS WITH THE EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 128.18 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 12; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LOT LINE, SAID LINE BEING ALSO AN ARM OF A CIRCLE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 370 FEET, AN ARC-DISTANCE OF 43.35 FEET OF THE PLACE OF BEGINNING. IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 06-27-108-019-0000

Commonly known as: 1223 Oak Ridge Dr., Streamwood, IL 60107.

COOK COUNTY CLERK'S OFFICE

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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: 08 | 24 | 2021

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

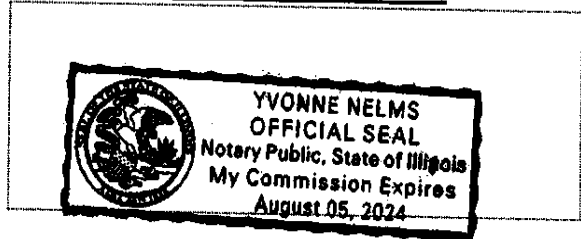
Subscribed and sworn to before me, Name of Notary Public: Yvonne Nelms

By the said (Name of Grantor): KATIA U. PATEE

On this date of: August 24 | 2021

NOTARY SIGNATURE: Yvonne Nelms

**AFFIX NOTARY STAMP BELOW**



### 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: 08 | 24 | 2021

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

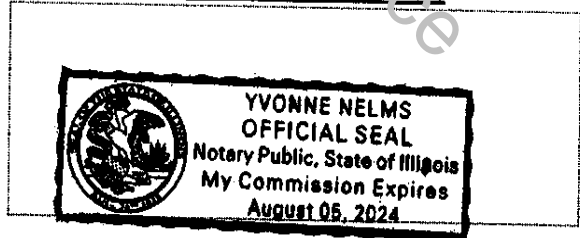
Subscribed and sworn to before me, Name of Notary Public: Yvonne Nelms

By the said (Name of Grantee): KATIA U. PATEE

On this date of: August 24 | 2021

NOTARY SIGNATURE: Yvonne Nelms

**AFFIX NOTARY STAMP BELOW**



### 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)**)