

UNOFFICIAL COPY

Prepared By:

Atik Patel

1603 N WINDSOR DR, 101
ARLINGTON HEIGHTS, IL
60004

After Recording Return To:

1603 N Windsor Dr, Unit 101
Arlington Heights, Illinois 60004



Doc# 2125842052 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2021 12:22 PM PG: 1 OF 5

REAL ESTATE TRANSFER TAX		15-Sep-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
03-21-100-034-1129	20210901669774	0-741-981-968

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 30, 2021 THE GRANTOR(S),

- Sofia Patel, and Atik Patel, a formerly married couple who were divorced on July 22, 2021,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Atik Patel, a single person, residing at 1603 N Windsor Dr, Unit 101, Arlington Heights, Cook County, Illinois 60004

the following described real estate, situated in 1603 N Windsor Dr, Unit 101, Arlington Heights, in the County of Cook, State of Illinois

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption

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Laws of the State of Illinois.

Tax Parcel Number: 03-21-100-034-1129

Mail Tax Statements To:

Atik Patel

1603 N Windsor Dr, Unit 101

Arlington Heights, Illinois 60004

[SIGNATURE PAGE FOLLOWS]

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. e and Cook County Ord 93-0-27 par. _____
Date 9/15/2021 Sign. [Signature]

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Grantor Signatures:

DATED: 8/7/2021

Sofia Patel

Sofia Patel
7011 Lorel Ave
Skokie, Illinois
60077

DATED: 8/31/2021

Atik Patel

Atik Patel
1603 N Windsor Dr, Unit 101
Arlington Heights, Illinois
60004

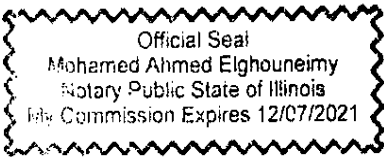
STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 07 day of August, 2021 by Sofia Patel.

[Signature]
Notary Public

IPS Store Manager
Title (and Rank)

My commission expires 12/07/2021



STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 30 day of Aug, 2021 by Atik Patel.

[Signature]
Notary Public

Signature of person taking acknowledgment

Relationship Banker
Title (and Rank)

My commission expires 9/9/24



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EXHIBIT A: LEGAL DESCRIPTION OF THE PROPERTY

Parcel 1:

UNIT NUMBER 1603/101 IN ARLINGTON GLEN CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN LOT 1 IN RAND-GROVE APARTMENTS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 1, 1998 AS DOCUMENT NUMBER 98453125 AND AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION RECORDED AS DOCUMENT 09148929; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

Parcel 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ALONG DRIVEWAYS; ROADS, STREETS AND SIDEWALKS AS FORTH IN DECLARATION AND GRANT OF EASEMENT RECORDED JUNE 01, 1998 AS DOCUMENT 98453124 AND AS AMENDED BY DOCUMENT 09148929 OVER THAT PART OF THE LAND DESCRIBED FOLLOWS: AFFECTS PART OF LOT 1 IN RANDGROVE APARTMENTS SUBDIVISION, AFORESAID AS MORE PARTICULAR DESCRIBED THEREIN.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-6020 (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: 09/07/2021

SIGNATURE: Sofia Patel
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:

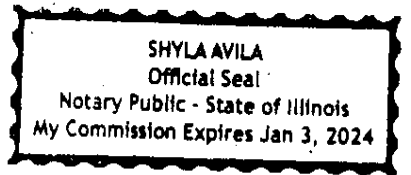
Shyla Avila

By the said (Name of Grantor): Sofia Patel

On this date of: 09/07/2021

NOTARY SIGNATURE: Shyla Avila

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: 09/14/2021

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:

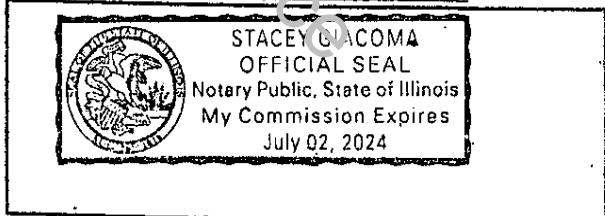
Stacey Giacoma

By the said (Name of Grantee): Atiki Patel

On this date of: 09/14/2021

NOTARY SIGNATURE: Stacey Giacoma

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)**)