

# UNOFFICIAL COPY

**QUIT CLAIM DEED**  
**Statutory (ILLINOIS)**  
**(Individual to Trust)**

Doc#: 2128501276 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/12/2021 03:11 PM Pg: 1 of 4

**NAME AND ADDRESS OF TAXPAYER**

Pawan Kapoor  
Balika Sonthalia  
2509 N. Burling St.  
Chicago, IL 60614

Dec ID 20211001693642

City Stamp 0-644-794-512

(Above Space for Recorder's Use Only)

THE GRANTORS, PAWAN KAPOOR AND BALIKA SONTALIA, husband and wife, of 2820 N. Sheffield Ave., Unit 1S, Chicago, Illinois 60657, for the consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid,

**CONVEY and QUIT CLAIM to:**


PAWAN KAPOOR AND BALIKA SONTALIA, as Trustees of THE KAPOOR-SONTALIA LIVING TRUST DATED, SEPTEMBER 24, 2021, of 2820 N. Sheffield Ave., Unit 1S, Chicago, Illinois 60657, not as tenants in common but as joint tenants, all interest in the real estate situated in Cook County, Illinois, commonly known as 2820 N. Sheffield Ave., Unit 1S, Chicago, Illinois 60657, and legally describe as:

**PARCEL 1:**

UNIT 1S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2820 N. SHEFFIELD CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED NOVEMBER 21, 2003 AS DOCUMENT NO 0332534007 AND FIRST AMENDMENT RECORDED FEBRUARY 20, 2004 AS DOCUMENT NO 0405134036, IN THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE THE LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE P-1S AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

REAL ESTATE TRANSFER TAX		08-Oct-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-29-228-061-1005 | 20211001693642 | 0-644-794-512

\* Total does not include any applicable penalty or interest due.

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Permanent Real Estate Index Number(s): 14-29-228-061-1005

Address(es) of Real Estate: 2820 N. Sheffield Ave., Unit 1S, Chicago, Illinois 60657

Dated this 24 day of September, 2021

 (SEAL)  (SEAL)  
Pawan Kapoor Barkha Sonthalia

Property of Cook County Clerk's Office

PK


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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Pawan Kapoor and Balika Sonthalia 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 acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 24 day of September, 2021

  
\_\_\_\_\_  
Notary Public




MAIL TO:

Pawan Kapoor and Balika Sonthalia  
2509 N. Burling St.  
Chicago, IL 60614

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH e SECTION 4, REAL ESTATE  
TRANSFER ACT.

DATE: 24 Sept 2021

  
\_\_\_\_\_  
Pawan Kapoor

OR

Recorder's Office Box No \_\_\_\_\_

This instrument was prepared by:  
Michael J. Robins, Esq., Robins & Assoc., 203 N. LaSalle St., Suite 2100 Chicago, IL 60601

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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: 24 | Sept | 2021

SIGNATURE: *P Kapoor*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION:

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

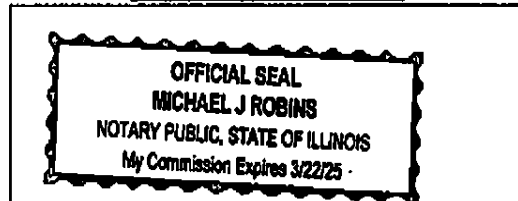
Subscribed and sworn to before me, Name of Notary Public: Michael J. Robins

By the said (Name of Grantor): PAWAN KAPOOR

On this date of: 24 | Sept | 2021

NOTARY SIGNATURE: *[Signature]*

#### 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: 24 | Sept | 2021

SIGNATURE: *P Kapoor*  
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: Michael J. Robins

By the said (Name of Grantee): PAWAN KAPOOR

On this date of: 9 | 24 | 2021

NOTARY SIGNATURE: *[Signature]*

#### 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)

rev. on 10.17.2016

PK

BS