

UNOFFICIAL COPY

QUIT CLAIM DEED Joint Tenancy (Illinois)

~~Mail to:~~

Saurabh Dharia and Madhvi Dharia
1960 Windmill Dr.
Hanover Park, IL 60133

Name & address of taxpayer:

Saurabh Dharia and Madhvi Dharia
1960 Windmill Dr.
Hanover Park, IL 60133

Doc#: 2129528071 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/22/2021 11:28 AM Pg: 1 of 3

Dec ID 20211001606784
ST/CO Stamp 1-867-438-224
City Stamp 0-074-725-520

THE GRANTOR(S) Saurabh Dharia married to Madhvi Dharia, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to Saurabh Dharia and Madhvi Dharia, husband and wife not as tenants in common, but as JOINT TENANTS, of 1960 Windmill Dr., Hanover Park, IL 60133 (address), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL A: UNIT 301 IN MONTREUX CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE. PARCEL 1: LOT 1 IN BLOCK 39 IN OGDEN'S ADDITION TO CHICAGO, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: LOT 2 IN BLOCK 39 (EXCEPT THAT PART OF LOT 2 LYING SOUTHWESTERLY OF A LINE DRAWN THROUGH A POINT IN THE WEST LINE OF SAID LOT 2, 30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2 TO A POINT ON THE SOUTH LINE AT SAID LOT 2 WHICH IS 47 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2) IN OGDEN'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00415692, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL B: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT PARKING SPACE NUMBER 301 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00415692.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenancy in common, but in JOINT TENANCY forever.

Permanent index number(s) 17-08-218-030-1005
Property address: 1035 West Huron Street Unit 301, Chicago, IL 60642
DATED this 13TH day of October, 2021.

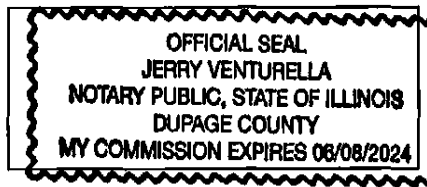
Rtn to
Carrington Title Partners, LLC
1919 S. Highland Ave., Ste 315-B
Lombard, IL 60148
2021-5076005


Saurabh Dharia

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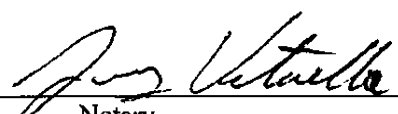
QUIT CLAIM DEED Joint Tenancy (Illinois)

State of Illinois, County of DUPAGE ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Saurabh Dharia



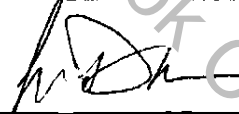
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 13TH day of October, 2021.



Notary

COUNTY- ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH E 35 ILCS 200/31-45, PROPERTY TAX CODE
DATE: October 13TH, 2021

Buyer, Seller, or Representative: 

Saurabh Dharia

Note: This is not homestead property for Saurabh Dharia.

NAME AND ADDRESS OF PREPARER:
Blake A. Rosenberg
Attorney at Law
1300 Iroquois Avenue, Ste. 210
Naperville, IL 60563


Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated OCTOBER 13TH, 2021

Signature: 
Saurabh Dharia

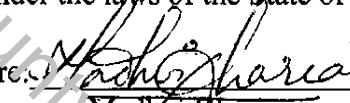
Subscribed and sworn before me by Saurabh Dharia
This 13TH day of OCTOBER,
2021.



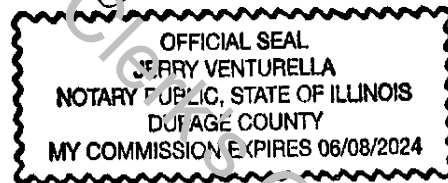

Notary Public

The grantee or his agent affirms and verifies that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated OCTOBER 13TH, 2021

Signature: 
Madhvi Dharia

Subscribed and sworn before me by Madhvi Dharia
This 13TH day of OCTOBER,
2021.




Notary Public

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, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)